

CHRISTIE

RESIDENTIAL

GLANPANT, CATHEDINE, BWLCH, BRECON,  
LD3 7HQ

PRICE £775,000









## ABOUT THIS PROPERTY

Glanpant is a superbly presented four bedroom detached period home situated on the edge of the village of Bwlch with exceptional views across Bannau Brycheiniog National Park. At over 2600 square feet, the property affords exceptionally generous and flexible accommodation throughout and further benefits from the inclusion of a two bedroom detached cottage, with planning as a holiday let, and a proven track record as a sustained income stream.

Substantially improved by the current owners, Glanpant is a home of breadth and quality with a modern finish blended with period character and charm. The ground floor comprises a 17' living room to the front with feature fireplace housing a wood burning stove, which leads to an internal hallway off which is a study area. The social heart of the ground floor is the superb, refurbished kitchen/diner which has been extended to include a dining area overlooking the garden. The kitchen offers extensive worktop space and fitted units and there is a discreetly hidden walk in larder. Also on the ground floor is a large double bedroom with private entrance and modern en-suite bathroom which has regularly been used as an Airbnb. In addition, there is a rear boot room, shower room and utility room. Upstairs the bright and airy landing leads to a fabulous 18' first floor lounge with triple aspect including a bifold picture window which affords the most spectacular views across Bannau Brycheiniog toward Pen Y Fan. There is a 17' master bedroom with extensive fitted storage, again enjoying delightful views, two further double bedrooms and a smartly presented family bathroom.

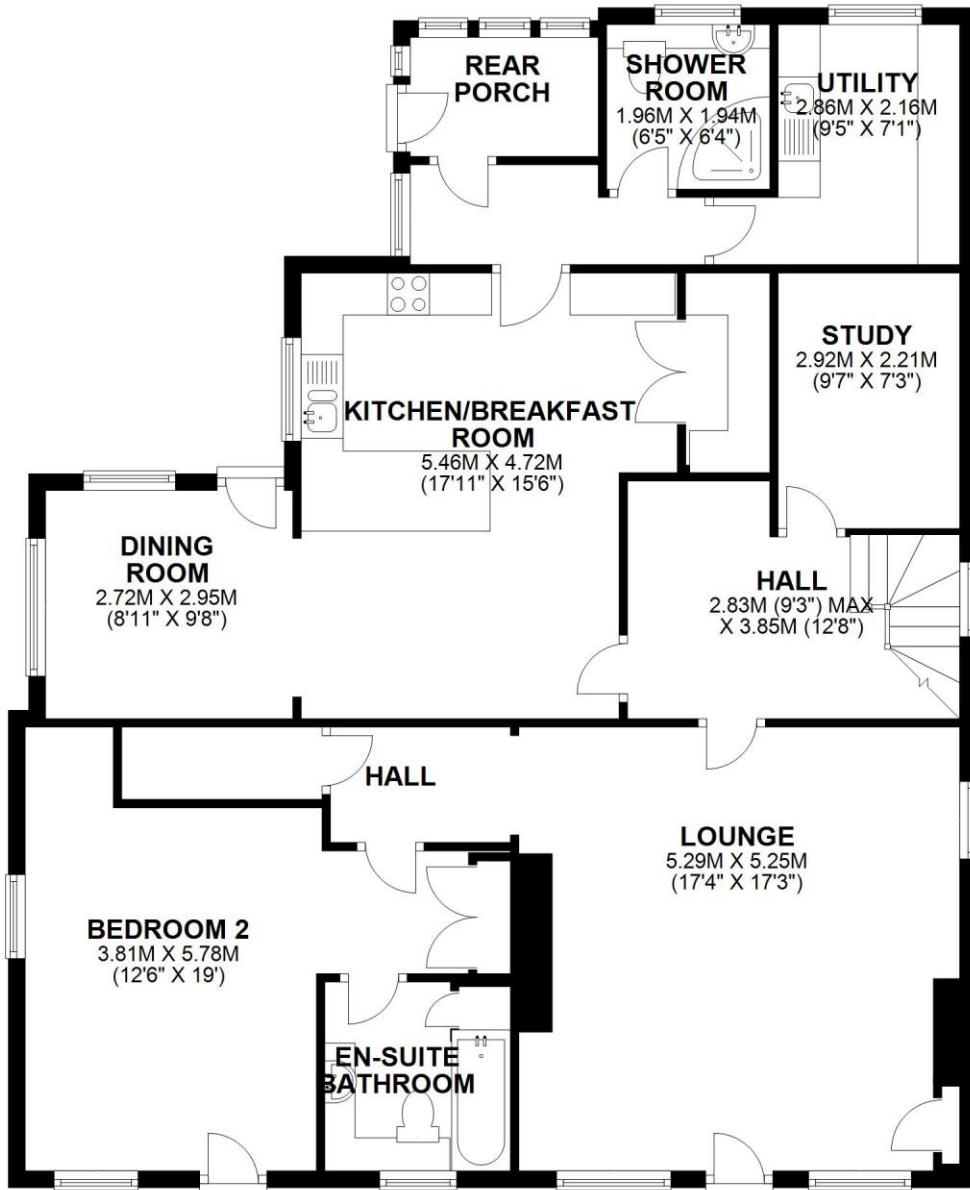
The property is situated squarely in the middle of a generous plot, with the gardens divided into well cared for and distinct areas including patios, hard landscaping, vegetable gardens with raised beds and a large area of lawn with seating area to survey the glorious panoramic views of the breathtaking Welsh countryside that surrounds it. The driveway provides parking for multiple vehicles, leading to the large detached double garage and workshop, with solar panels on the roof providing a further income stream.

The detached Annexe is located to the rear of the property and has been run for several years as a successful holiday let exceeding the 182 day a year occupancy threshold to receive business rated relief. The accommodation comprises an L-shaped lounge with two sets of French doors, downstairs wet room, fully fitted kitchen, two double bedrooms and main bathroom. The annexe has a small courtyard to the rear whilst to the front benefits from its own driveway and single garage.



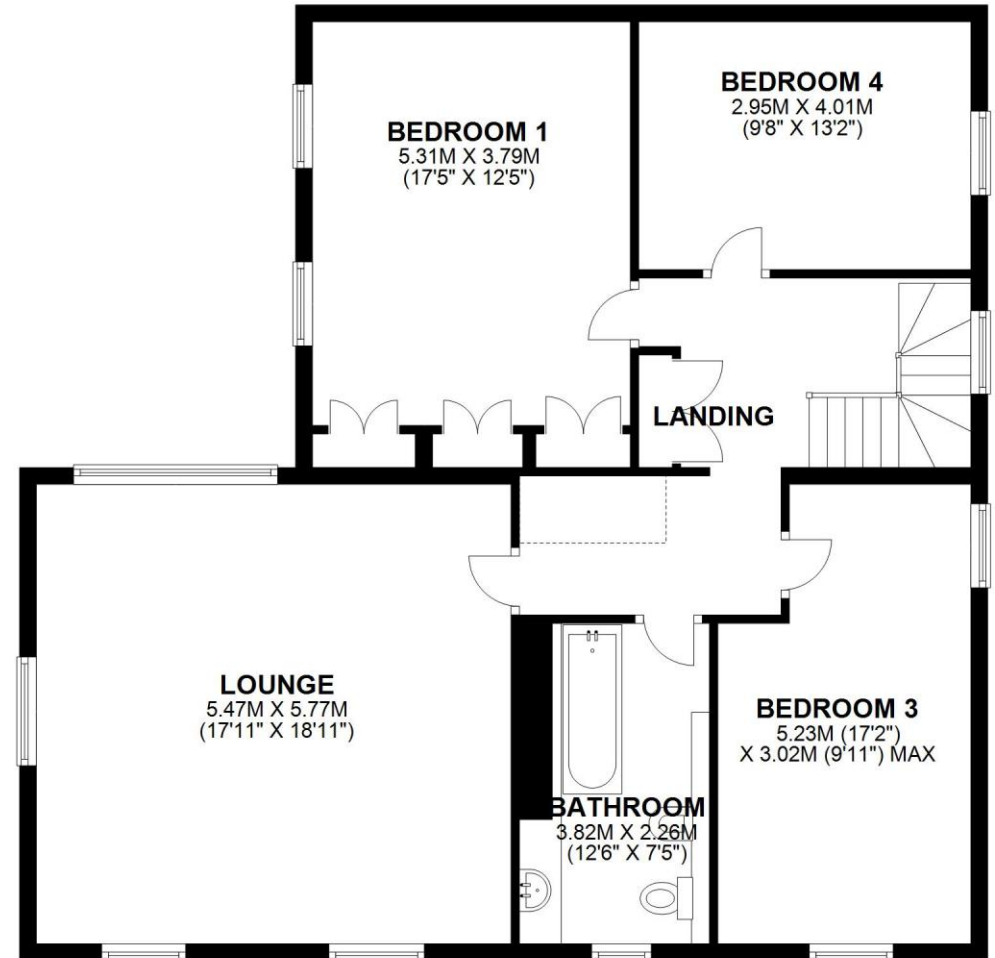
### GROUND FLOOR

APPROX. 141.3 SQ. METRES (1521.2 SQ. FEET)



### FIRST FLOOR

APPROX. 103.4 SQ. METRES (1113.3 SQ. FEET)



TOTAL AREA: APPROX. 244.8 SQ. METRES (2634.5 SQ. FEET)





## DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 11 miles into the village of Bwlch. Having passed through the village continue for approximately a quarter of a mile before turning right signposted 'Welsh Venison Centre'. The property will be found as the first house a short way along on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band G. The local authority is Powys County Council – 01597 827460.

**SERVICES:** We understand that there is a biomass central heating system mains electricity and water are connected to the property. Drainage is via a septic tank. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'. There are 18 solar panels, with approximately 50% of their output fed back into the grid, resulting in FiT income amounting to just under £2,000 annually.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.