

CHRISTIE

RESIDENTIAL



PENTRE MELYN COTTAGE, BUCKLAND HALL,
BWLCH, BRECON, LD3 7JJ

PRICE £550,000



ABOUT THIS PROPERTY

Occupying superlative position in the grounds of the historic Buckland Hall Estate, Pentre Melyn Cottage is a semi-detached period home offering a wealth of charm and character. The property sits in the heart of the Usk Valley near the thriving villages of Bwlch and Tal-Y-Bont, and enjoying wonderful views across the Bannau Brycheiniog National Park.

The property offers generous and flexible accommodation throughout that retains a number of period features include exposed beams and quarry floor tiles. The ground floor comprises a 24' lounge/diner with original inglenook fireplace and bread oven, a fully fitted kitchen/breakfast room and downstairs utility/WC. Also on the ground floor is a large guest bedroom with en-suite shower facilities and an oak framed sun room. Upstairs, the airy landing leads to three further bedrooms and a family bathroom. One particularly exciting aspect of the property is the inclusion of a two-storey timber framed detached studio to the rear of the house. This comprises a 26' main workshop area with double timber doors, a WC and kitchenette with separate entrance. Upstairs there is a large studio/office space into the eaves with spectacular views across the Buckland Hall Estate and beyond.

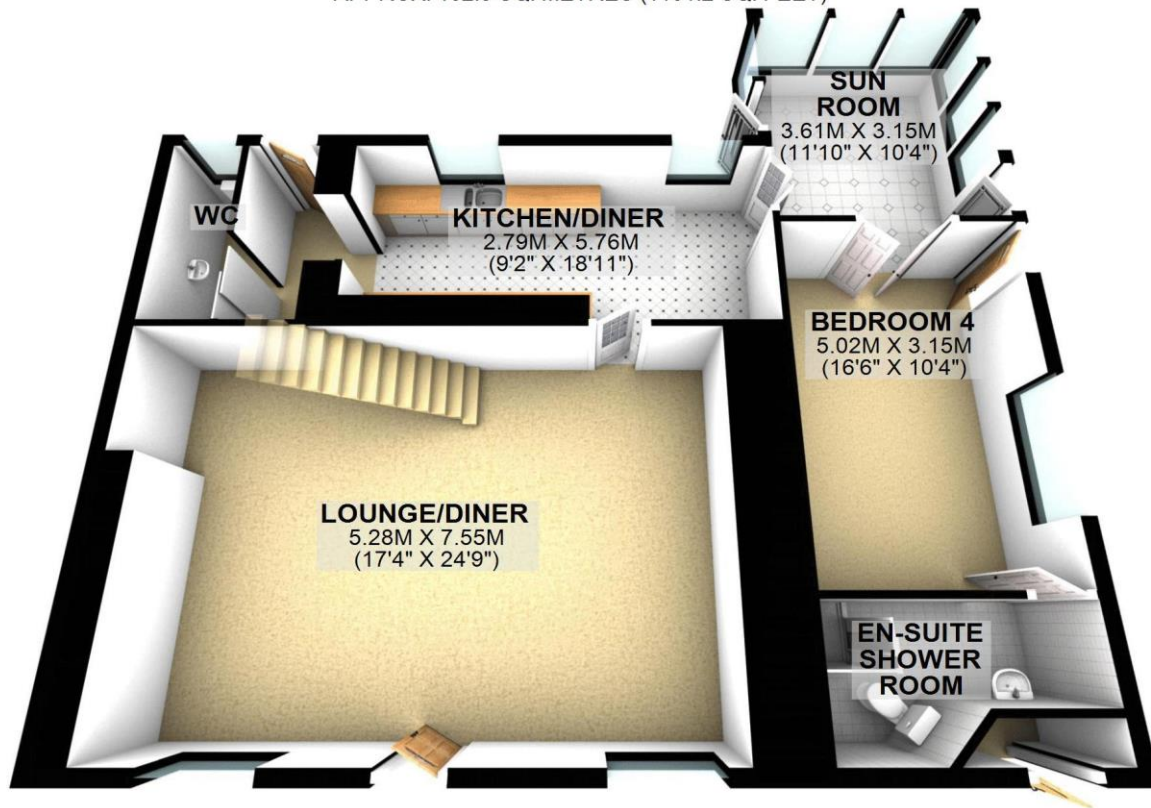
The workshop/studio further benefits from a rear access gate with a paved area to the front. The property is accessed via a gravel driveway that leads to the primary parking area with space for up to three cars alongside the lawned front garden. A further feature of this property is the delightful gardens that run to the side and rear offering a wealth of aspects to enjoy. Notable features include the pond, the productive vegetable garden (plus fruit trees and greenhouse), the ornamental herb garden, and hot tub positioned under an oak pergola. All these elements enjoy one thing in common; spectacular views of this exquisite part of the Welsh countryside.

The village of Bwlch is nearby and can be accessed via a forestry track, whilst Talybont-on-Usk is also within walking distance. Both these vibrant communities enjoy a range of pubs, and convenience stores, with the sought after market towns of Crickhowell (6 miles) and Abergavenny (11 miles) being close by.



GROUND FLOOR

APPROX. 102.3 SQ. METRES (1101.2 SQ. FEET)



FIRST FLOOR

APPROX. 44.7 SQ. METRES (481.3 SQ. FEET)



TOTAL AREA: APPROX. 147.0 SQ. METRES (1582.6 SQ. FEET)



DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 11 miles into the village of Bwlch. Proceed through the village after about three quarters of a mile turn left signposted Buckland Hall. Continue along this road for Approximately 1 mile. Upon reaching Buckland farm, bare left down the gravel track. At the T-Junction turn left and the property entrance will be found about 200 yards along on the left.

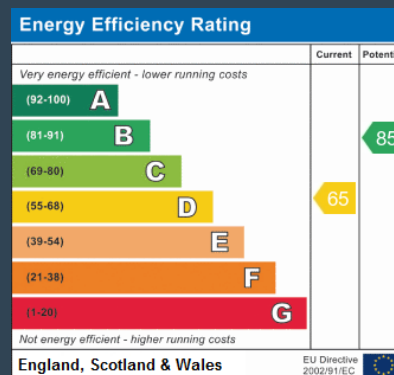
USEFUL INFORMATION

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

SERVICES: We understand there is an oil-fired heating system and that mains electricity is connected to the property. In addition to the mains supply the property benefits from solar panels augmented by substantial battery storage. The FIT payable on the panels is 25p per KWH, guaranteed until 16th July 2037. There is a spring fed water supply and private drainage system. 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’.

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.



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.