

PARCYBRAIN, Bronllys, Brecon, Powys LD3 0LF

Price Guide £550,000



- Detached Three / Four Bedroom House
 - Traditional Stone Barn
- Superb Multipurpose Barn with Two Internal Loose Boxes
 - Hay Barn • Level Paddocks
 - Approx. 7 Acres In All

REF EO7081

RURAL SCENE
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GENERAL AND SITUATION

Approximate Distances:
Hay-on-Wye 7 miles • Brecon 8 miles
Abergavenny 19 miles

A detached three/four bedroom house with approx. 7 acres, a good range of outbuildings and lovely views towards Mynydd Troed

The house is believed to date back to 1839 or earlier and has been owned by the same family for around 120 years.



There are home paddocks adjoining the house and outbuildings and the two main paddocks are off-lying by about 150 metres.

The property lies on the outskirts of the village of Bronllys, midway between Hay-on-Wye and Brecon. Bronllys has a filling station with a small supermarket, pub and community hospital, whilst nearby Talgarth has a Co-Op supermarket, rugby club and pubs. Full ranges of shops and amenities are provided by Hay-on-Wye and Brecon.

THE RESIDENCE



A detached house with oil fired central heating, double glazing and quality heavy oak doors throughout. The accommodation in brief is as follows; please refer to the floor plan for approx. room sizes

The **Main Entrance** is through a half glazed door leading directly into the **Kitchen/Breakfast Room** which is fitted with a range of built-in base and eye level units with a dresser and worksurfaces incorporating electric cooker point, stainless steel sink, plumbing for washing machine and dishwasher and a wall mounted oil-fired boiler

There is **Hallway** with stairs leading to the first floor and access through to a **Boot Room** with an external half glazed door and a **Conservatory** which has a tiled floor and optional hot tub



The main **Lounge/Dining Room** has a fireplace with log-burner, laminate flooring and access through to the **Study/Bedroom Four** which has a fireplace

Completing the ground floor is a **Wet Room** with an electric shower, WC, and wash hand basin

On the **First Floor** there are **Three Bedrooms** plus a **Family Bathroom** comprising a jacuzzi bath with electric shower over, WC, and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a drive which is shared with the next door neighbour and an adjoining farm.

There is an enclosed rear garden with a **Patio, Pond**, large **Vegetable Patch**, **Greenhouse** c. 14' x 8' (about 4.3m x 2.4m), further **Greenhouse/Potting Shed** c. 14' x 6' (about 4.3m x 1.8m) and a metal **Garden Shed** c. 13' x 9' (about 4m x 2.7m).

There is a **Paddock** beyond the garden, enclosed with mature hedges and with several fruit trees at the top end.

On the opposite side of the drive is the **Traditional Stone Barn** which is L-shaped c. 19'9 x 19' plus 14' x 10' (about 6m x 5.8m plus 4.3m x 3m).

Hay Barn c. 24' x 12' (about 7.3m x 3.6m) built of block and GI with adjoining **Log Store**.

Main Barn c. 60' x 25' plus 16' extension (about 18.4m x 7.6m plus 4.9m), steel and timber portal frame, box profile cladding with **Two Internal Loose Boxes**.

There is an enclosed **Paddock** adjoining the main barn bordered by mature hedges.

The track continues past the property for about 150m to give access to the **Two Main Paddocks** which are each enclosed with stock fencing and mature hedges.

IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)

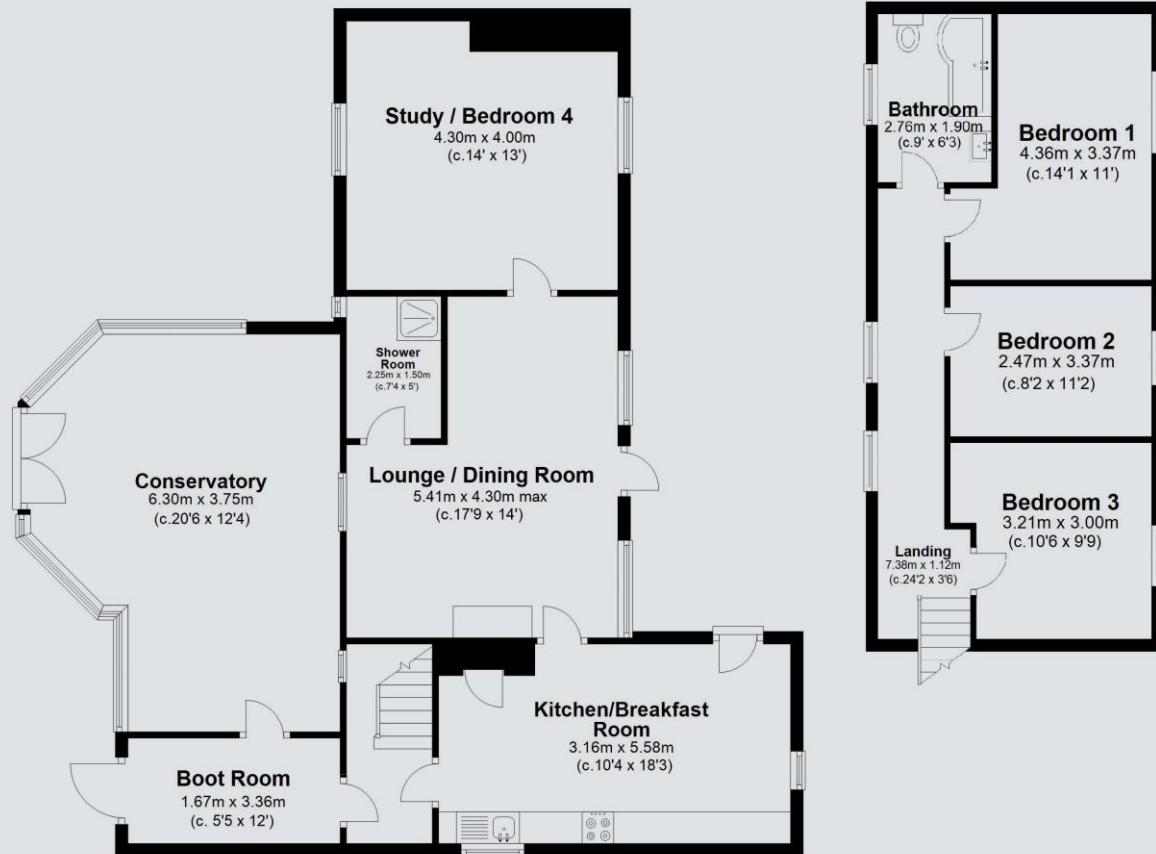
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Ground Floor

Approx. 98.6 sq. metres



Total area: approx. 145.8 sq. metres

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL

Tel: 01597 826000

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)
PV SOLAR PANELS with feed-in tariff

TENURE Freehold

ENERGY RATING E

COUNCIL TAX D

DIRECTIONS

From the A438 proceed into the village and at the T junction by the Cock Hotel, turn right and then at the mini roundabout turn left. Follow the lane for about 50m and turn right into a track which leads to Parcybrain.

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Rural Scene have visited PARCYBRAIN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.