

propertyplus

for sale

Semi-Detached House -

£475,000

Property Reference: PP10414



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Welcome to Ysgybor Grawn (The Grain Barn) at Abercrai Farm in Trecastle. A stunning & beautifully executed conversion of a threshing barn which dates back to the 1850's. The barn is one of the two last original buildings to be converted at the farm and is located in the heart of the Brecon Beacons, just off the A40 Trecastle.



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Featuring an incredible open plan living/dining room & well appointed luxury kitchen with quartz worktop & integral appliances, three double bedrooms, three en-suite bathrooms, WC & utility room. The barn has been constructed from the very highest quality materials, to not only meet current building regulations but to exceed them! A seamless blend of original features, thermal efficiency & luxury finishes throughout. Crafted with local Welsh stone, with deep arrow slit windows, natural oak woodwork, timber lintels & huge exposed oak a-frames which create a truly breathtaking full height vaulted ceiling. Nestled within the idyllic rural farm setting, Ysgybor Grawn is south facing, with private parking, wrap around gardens to the side & rear and flanked by glorious views. Call to view this exceptional home now! Open Plan Living/Dining Area (8.70 x 5.36 (28'6" x 17'7")) Incredible open plan living area with not one, but four huge exposed a-frame beams overhead with multiple industrial pendant lighting. Deep arrow slit oak frame windows contrast with the fully glazed entrance doorway and allow for plenty of natural light. Immaculately laid engineered oak flooring underfoot benefits from a highly insulated concrete base & underfloor heating which flows through the entire ground floor. The natural oak staircase is beautifully crafted and leads up to bedrooms two and three, with oak skirtings and architraves duplicated throughout this unique home - Open to the kitchen and rear hallway. Kitchen (3.38 x 2.74 (11'1" x 8'11")) The kitchen comprises a range of bespoke handpainted units with quartz worktops/breakfast bar, deep ceramic Caple sink with a full



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range of integral appliances; fridge freezer, dishwasher, wine chiller, induction hob, and double oven. Open to the rest of the living area. Utility Room (2.69 x 2.43 (8'9" x 7'11")) Separate utility room with dual double glazed windows, base units & worktop with space for appliances. Wc (1.49 x 1.19 (4'10" x 3'10")) Ground floor cloakroom with sink & WC. Bedroom One (5.90 x 3.46 widest (19'4" x 11'4" widest)) One of three bedrooms, bedroom one comprises natural oak beams overhead, dual double glazed windows, access to the en-suite and external door to the driveway. En-Suite One (2.18 x 1.66 (7'1" x 5'5")) One of three contemporary en-suite bathrooms, featuring heated towel rail, shower over bath, sink & WC. Bedroom Two (3.28 x 2.45 (10'9" x 8'0")) Second bedroom featuring wood effect flooring, radiator, double glazed windows, including a roof Velux and door through to the en-suite bathroom. En-Suite Two (2.62 x 1.40 (8'7" x 4'7")) Second modern en-suite featuring heated towel rail, enclosed shower, sink unit & WC. Bedroom Three (4.88 x 3.52 (16'0" x 11'6")) Third bedroom with wood effect flooring, radiator, dual double glazed windows, exposed overhead beams and door to the en-suite bathroom. En-Suite Three (2.45 x 1.48 (8'0" x 4'10")) Third luxury bathroom, comprising heated towel rail, shower enclosure, sink unit & WC. Full Specifications Superstructure; Floors - Highly Insulated Concrete with Under Floor Heating Walls - Highly Insulated Timber frame constructed inside of the Solid Stone Walls Roof - Natural Slates on Highly Insulated all new roof construction Windows - Natural

Oak frames with double glazed units
Joinery - Natural Oak Staircases, Skirtings and Architraves
Heating - Air Source Heat Pump
Finish; Engineered oak flooring to all ground floor areas
High quality laminate flooring to bedrooms and bathrooms
High quality oak finished internal doors
Plastered finish to walls and ceilings painted white
High quality sanitary ware and chrome fittings
High quality bespoke hand painted traditional kitchen units, inc: Integrated Fridge Freezer, Oven & Induction Hob, Dishwasher, Wine Chiller, Traditional Belfast Sink, Quartz Worktops
External
The barn is south facing, featuring private parking and generous gardens to the side & rear, fenced off with open post and rails which compliments the traditional rural setting.
Location
Ysgybor Grawn is nestled along side Afon Crai in the heart of the Brecon Beacons National Park, the last old farm buildings of Abercrai Farm to be converted. The farm is located near to the village of Trecastle and Sennybridge. The Historic Town of Brecon is just 14 Miles to the East and Swansea, 30 miles to the South. Bristol and Birmingham are within a 2.5hr Drive. Abercrai Farm is accessed via private track just a few minutes off the A40 Trecastle.
History
Ysgybor Ddyrnau & Ysgybor Grawn, (Threshing Barn and Grain Barn) form part of the farmstead known as Abercrai. The original farm house 'The Olde House' can be traced back to 1354, where a lady called Gwenllian Verch Gwilym was born. Records show that Gwenllian later married Dafydd 'Gam' ap Llewellyn, Dafydd also known as Davy Gam was a Welsh warrior, a medieval nobleman and a prominent opponent of Owain Glyndwr. Records show that he served with the three-foot archers in the Battle of Agincourt fighting for Henry V, King of England in the victory against the French. Legend has it that he posthumously knighted after his death in 1415 in the Battle of

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.