

BRYNGLESSY

LLANIGON ♦ HAY ON WYE



BENGOUGH
PROPERTY



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An exciting and imaginative opportunity to refurbish and extend an impressive farmstead in the lee of Hay Bluff all with stunning views and within the Brecon Beacons National Park

Designed to create 5 bedrooms, three reception rooms, open plan kitchen/living room and two one-bedroom holiday cottages along with a substantial traditional barn for recreation and a three bay Dutch barn.

In all about 10 acres

Hay on Wye 3 miles ♦ Brecon 14 miles ♦ Hereford 23 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



SITUATION

Brynglessy stands prominently in the northeast corner of the Brecon Beacons National Park. The popular and historic town of Hay on Wye is nearby. The property nestles discretely against Hay Bluff, a dominating feature of the northern slopes of the Black Mountains. The views are sensational over the Wye valley and beyond, and the area provides remarkable opportunities for recreation be it walking, mountain biking, horse riding and hang gliding to name but a few. Hay on Wye holds two internationally renowned annual literary festivals in May and November. Schools are excellent in the region and road access is fast and effective, especially to the Heads of the Valley network and south to the M4 at Newport.

THE PROPERTY

Brynglessy has all the elements of durability and potential. A well-built house which, although in need of complete refurbishment, is solid and stands proudly in the Black Mountains landscape. The panoramic views are both interesting and tantalising, especially to the north and east with its proximity to Hay Bluff. Once a small working farm, its range of traditional buildings (along with a modern Dutch barn with excellent potential) illustrates its history and agricultural capabilities. However, times have changed and today the scope and potential of the property is exciting and refreshing and stands in readiness for the next chapter.

PLANNING

Two planning permissions have been granted namely 22/21329/FUL and 22/21621/FUL which can be seen on the Brecon Beacons National Park Authority's website. The former grants consent for a "Two-storey side extension, new entrance porch, elevation changes and the integration of the attached garage structure into the primary living accommodation" approved in April 2024. The latter consent is "to convert former agricultural barns into two holiday lets and a multi-purpose amenity space" and was approved in March 2025.

The extension to the farmhouse links an intriguing single story barn once used as a cow byre to create a magnificent



open plan kitchen, dining and living space, with concertina doors to the unrivalled panoramic views. This section measures approx. 15m x 5m and provides phenomenal space within which to do something special. The gable end extension, with its beamed and glazed construction, has been based on the renowned Llwyn Celyn in the Llanthony Valley, with the new spectacular master bedroom suite allowing for views of the Bluff upon waking. The house provides four further ground floor rooms and four additional en-suite bedrooms.

FARM BUILDINGS

An impressive traditional barn and associated farm buildings form the opposite side of the yard to the house. The single-story section will house two holiday cottages, whilst the main barn itself measuring 17m x 6m will provide considerable opportunity for indoor recreation or striking home working/office area. The Dutch barn adjoins at the rear, and again, provides for a myriad of uses and versatility.

THE LAND

There are two grass fields that run with Brynglessy. The larger of the two lies directly below the house, whilst the other is immediately above. An attractive garden area sits to the side adjoining the house, and would make the ideal spot for a natural swimming pond subject to the necessary consents. In all 10 acres.

DIRECTIONS (POSTCODE HR3 5QN)

What3words: sofas.pinch.cove

SERVICES AND RIGHTS OF WAY

Mains electricity and water (to the farm buildings) are available on site. Private drainage and oil-fired central heating. None of the services have been tested. There is a public footpath which crosses the field below the house.

VIEWING

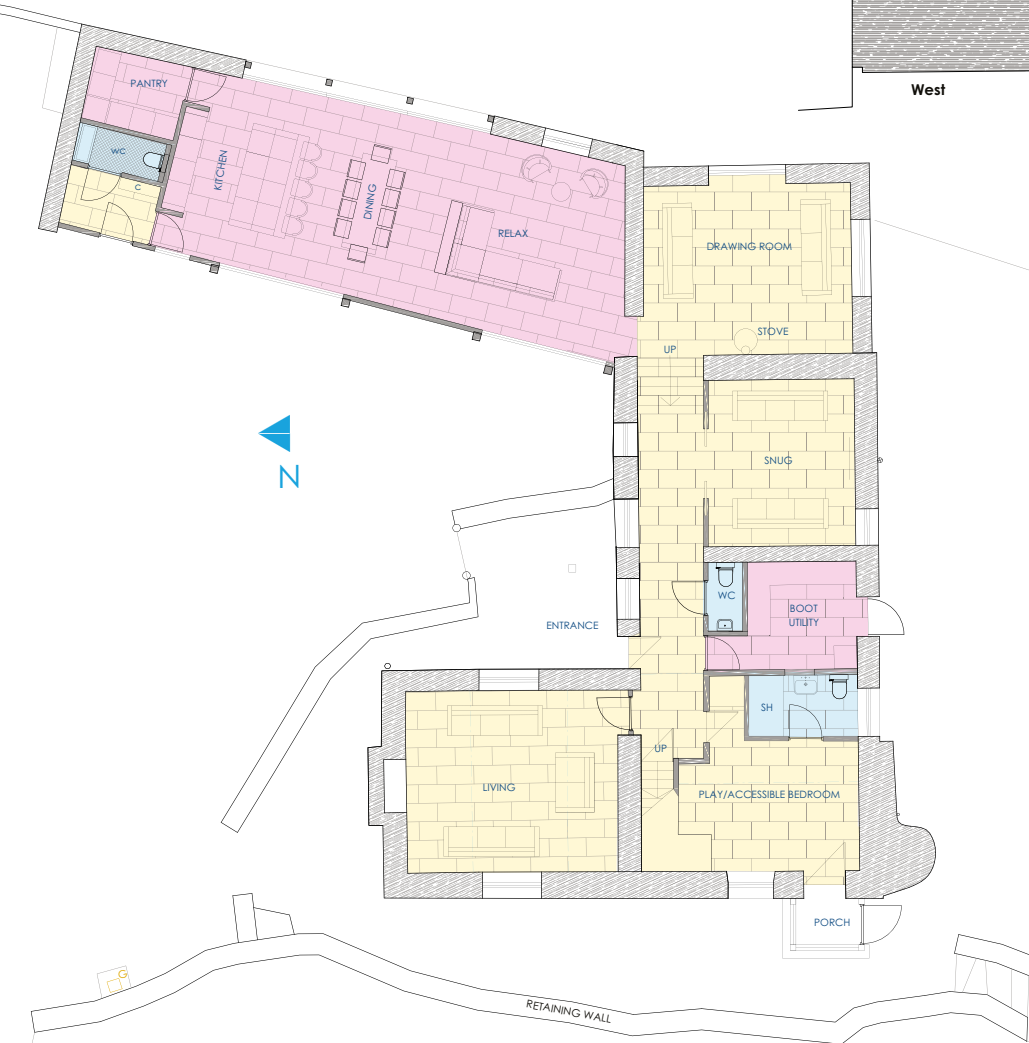
Strictly by appointment with Bengough Property
01568 720159.



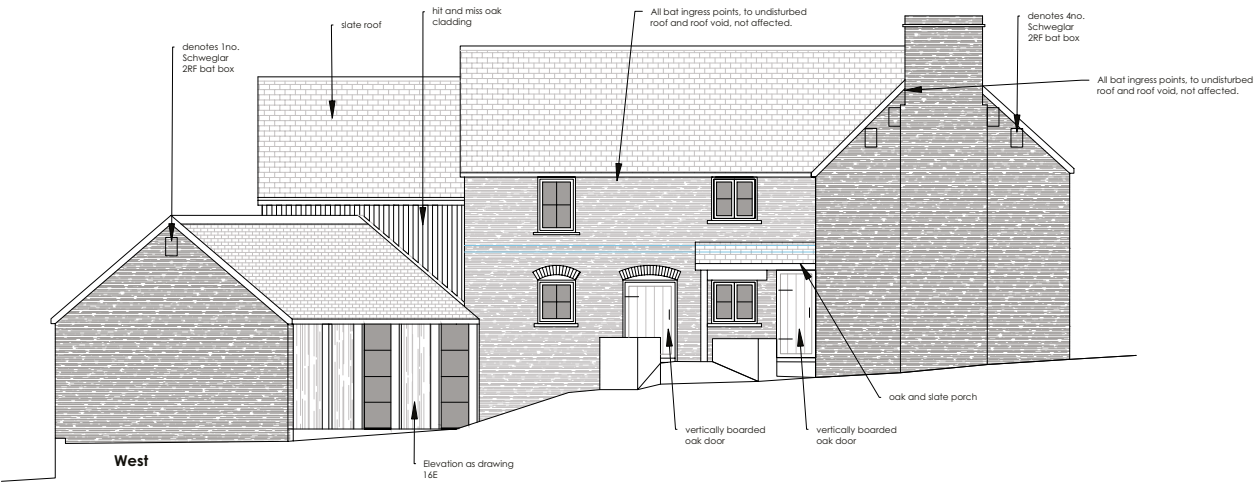
PROPOSED HOUSE FLOOR PLAN & ELEVATIONS

Approximate Gross Internal Floor Area
325 sq m / 3500 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Proposed Ground Floor

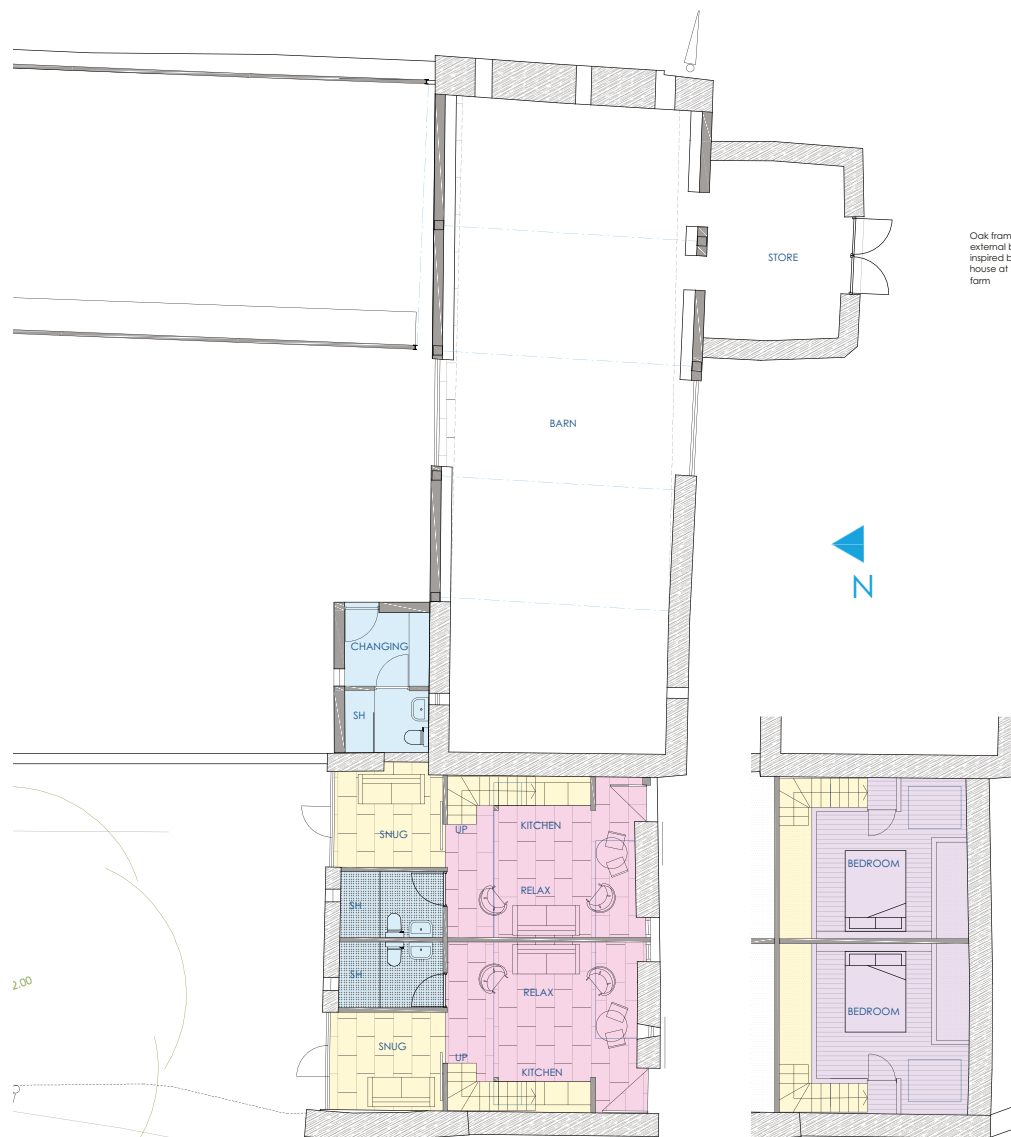


Proposed First Floor

PROPOSED BARN FLOOR PLAN & ELEVATIONS

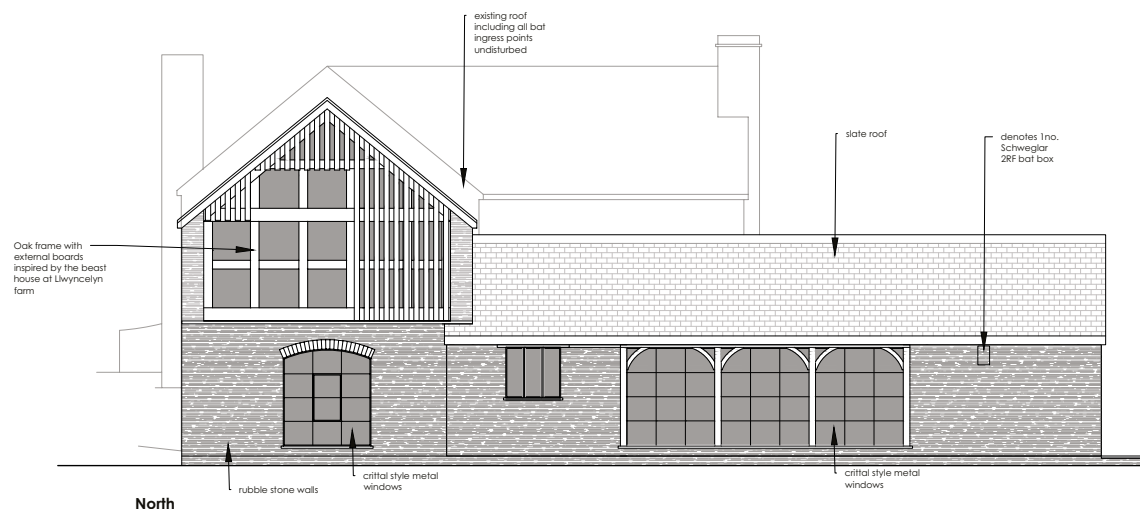
Approximate Gross Internal Floor Area
125 sq m / 1350 sq ft

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Proposed Ground Floor

Proposed First Floor



North

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