



Cwmpadest Farm, Crai, Brecon, Powys, LD3 8YS.



*** For Sale By Private Treaty ***
*** 123 Acre Upland Farm ***
*** Spacious 6 Bedroom Farmhouse Offering Versatile Accommodation ***
*** Range of Modern and Traditional Outbuildings ***
*** Views of the Beautiful Upper Crai Valley and the Breconshire Countryside Beyond ***

Cwmpadest Farm is set in a tranquil and private location right at the head of the Crai Valley in the beautiful Bannau Brycheiniog (Brecon Beacons) National Park. The sale of Cwmpadest provides an opportunity to purchase a complete farm with a spacious 6 bedroomed dwelling enjoying lovely rural views of the surrounding countryside. Farmed by the current owners and their family since the 1960's, the farm has produced prize winning livestock over the years and this sale represents their well-earned retirement.

The land extends to approximately 123 acres of predominantly good quality, clear grazing pasture with the farmstead set in the northern end of the holding offering a useful range of traditional and modern agricultural buildings. The handsome farmhouse which provides spacious and versatile 6 bedroom accommodation enjoys views over the farmland and over the Crai Valley beyond.



The farm is located at the end of a council maintained road approximately 1.5 miles from the hamlet of Crai with its vibrant rural community. Crai is on the A4067 between the towns of Brecon and the Upper Swansea Valley.

The Cathedral town of Brecon located approximately 14 miles (25 minutes) away offers a full range of local services and a good selection of both shopping and leisure amenities. The cities of Cardiff, Swansea and Hereford are all within one hour's drive.



Accommodation

The detached farmhouse occupies a prominent position overlooking the farmland and is set away from the farm buildings. The house provides spacious and adaptable 6 bedroom accommodation including a further two attic rooms with potential to re-order or make extra accommodation if needed. With a range of 4 different reception rooms along with kitchen, dairy and wet room on the ground floor the property offers fantastic family living space with an abundance of space and scope affording the versatility for multi-generational living if desired.

The farmhouse accommodation comprises as follows:

Hallway (16' 01" x 5' 10") or (4.90m x 1.78m) with fitted carpet, stairs to first floor, radiator, part glazed front door

Reception Room 1 (14' 0" x 12' 11") or (4.27m x 3.94m) plus bay. With exposed wooden floor, built in cupboard to alcoves, open fireplace, radiator, bay window.

Reception Room 2 (13' 09" x 11' 05") or (4.19m x 3.48m) plus bay. With exposed wooden floor, radiator, fireplace, half cupboard to alcoves, bay window.

Dining Room (19' 03" x 9' 07"Max) or (5.87m x 2.92m Max) with oak flooring, stone inglenook fireplace with calor gas stove, oak beams, radiator, understairs cupboard, window.

Dairy (12' 08" Max x 9' 08") or (3.86m Max x 2.95m) with tiled/flagstone floor, original slate slab shelves, window.

Wet Room (6' 04" x 5' 09") or (1.93m x 1.75m) with tiled floor and aqua boarded walls, w.c., wash hand basin, mixer shower, heated towel radiator.

Kitchen (12' 08" x 10' 08") or (3.86m x 3.25m) with tiled floor and walls, full range of base and wall cupboard units including eye level double oven, gas hob, extractor fan, integrated dishwasher, breakfast bar, window, door to rear.

Utility Room (5' 09" x 5' 05") or (1.75m x 1.65m) with tiled floor, shelving, plumbing for automatic washing machine and tumble dryer, radiator, window.

Side Hallway with oak flooring, radiator, window, stairs to first floor, door to rear.

Living Room (14' 0" x 13' 10") or (4.27m x 4.22m) with fitted carpet, radiator, fireplace with gas fire, understairs cupboard, 2 windows.



On the First Floor

Landing (20' 09" x 7' 02") or (6.32m x 2.18m) with fitted carpet, decorative arches, 2 windows.

Bedroom 1 (17' 02" Max x 14' 02") or (5.23m Max x 4.32m) with fitted carpet, radiator, hatch to roof space, 2 windows.

Inner Landing (11' 11" x 4' 03") or (3.63m x 1.30m) with fitted carpet, radiator.

Bedroom 2 (14' 06" x 12' 07") or (4.42m x 3.84m) with fitted carpet, radiator, cupboard to alcove, window.

Bedroom 3 (11' 11" x 9' 10") or (3.63m x 3.00m) with fitted carpet, radiator, range of built in wardrobes with shelving to alcove, window.

Bedroom 4 (14' 03" x 9' 07") or (4.34m x 2.92m) with fitted carpet, radiator, window.

Bedroom 5 (12' 07" x 9' 06") or (3.84m x 2.90m) with fitted carpet, radiator, range of built in wardrobes, shelving to alcove, window.

Bedroom 6 (9' 10" x 8' 04") or (3.00m x 2.54m) with fitted carpet, radiator, window.

Bathroom (10' 09" x 6' 05") or (3.28m x 1.96m) with tiled floor and walls, bath with mixer shower over, shower cubicle with electric shower, wash hand basin in vanity unit, airing cupboard with hot water cylinder, towel radiator, window.

Separate W.C. (5' 03" x 4' 01") or (1.60m x 1.24m) with vinyl flooring, wood panelled, w.c., window.

On The Second Floor

Attic Room 1 (19' 08" x 16' 03") or (5.99m x 4.95m) with exposed floorboards, velux rooflight, access to rear lofts.

Attic Room 2 (16' 05" x 14' 11") or (5.00m x 4.55m) with exposed floorboards, velux roof light, door to Room 1.



Gardens

Outside, the property has a generous lawned garden to the front and side overlooking the adjoining farmland and enjoying views down the Crai valley. To the rear of the farmhouse there is an outhouse and outside w.c. There is a large walled and gated driveway to the side of the house which leads to the adjoining **Garage (17' 09" x 12' 03") or (5.41m x 3.73m)** with power and light connected, up and over door. The house is located a short distance away from the agricultural buildings and overlooks the farmland and upper Crai Valley.







Outbuildings

Cwmpadest has a comprehensive range of traditional and modern farm buildings located a short distance away from the farmhouse off concrete yards. The buildings briefly comprise of

Stone Barns and former Carthouse (L shaped range) - 54' x 18' and 18' x 50' with box profil roof and traditional openings. Power and light connected. Private water supply connected. These buildings have potential for conversion to a variety of different uses in the future, subject to obtaining the necessary planning consents and aprovals. Planning permission was previously granted for conversion to a dwelling, however this permission has now lapsed.

Sheep Shed 125' x 45' - 8 Bay portal frame construction with power and light connected. Private water supply connected.

Fodder and Machinery Barn - 43' x 60' - 4 Bay portal frame construction together with connected **Sheep Shed - 43' x 90'** - 6 Bay portal frame construction with power light and private water supply connected.

Concrete Yards and an Open Muck Yard



The Land Extending to approximately 122.96 acres / 49.76 hectares, the land predominantly comprises grazing pasture within a ring fenced block. The farmland is served by a usefull farm track which leads up the centre of the farm providing excellent access to the majority of the fields. The land rises from 250m above sea level adjoining the afon Crai river and Padest brook in the north to 370m above sea level at its highest point in the south and is divided into approximately 18 manageable field enclosures. There are a couple of areas of well established deciduous woodland to the western side of the farm along the Padest brook and 9.89 acres/4 hectares were planted in 2016 through the Glastir Woodland Creation Scheme. The land is well fenced, in good heart and is of primarily quality, clear grazing. The farmland benefits from an abundance of reliable spring water and brooks throughout.

Grazing Rights The farm has grazing rights on the Great Forest of Brecknock (Western Section) for 516 sheep.

Sporting, Timber & Mineral Rights All sporting, timber, woodland and mineral rights are included within the freehold sale of the property.

Wayleaves, Easements & Rights of Way The property is sold subject to, and with the benefit of all easements, quasi easements, wayleaves and rights of way, both declared and undeclared. Please be aware that there is a public right of way which crosses the farmland.

Basic Farm Payment The land is registered with Rural Payments Wales (RPW) and the Basic Payment Scheme (BPS) Entitlements may be available by separate negotiation. Approximately 4 hectares of the farm is in a Glastir Woodland Creation Scheme contract - more information is available from the Agent.







Services The property is connected to mains electricity and water. There is private septic tank drainage for the farmhouse. Heating and hot water are provided by an oil fired boiler. Calor gas stove in dining room, fire in sitting room and hob in the kitchen.

Council Tax Band F - £2,926.98 (2024/25) (Powys County Council)

Tenure Freehold with vacant possession upon completion.

Planning The property is deemed to have full planning consent for its current use and is sold subject to any development plans, tree preservation orders, public rights of way, town planning schedules or any other matters that may come into force. Any purchaser(s) will be deemed to have full knowledge of these and will have satisfied themselves as to the effects such matters may have on the property.

Broadband & Mobile Signal We are advised that an announcement has been made that full fibre broadband is planned for the Crai area in the near future however the current owners have a satellite broadband provider currently. Mobile signal in the area may be limited.

Local Planning Authority Bannau Brycheiniog Local Planning Authority, Plas Y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP - 01874 624437.

Plans & Schedules Please note; all plans, areas and schedules are based on Ordnance Survey and are for reference and identification purposes only. Any purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries, Roads & Fences Any Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining boundaries of ownership thereof.

Viewing Arrangements

Strictly by appointment only through the sole selling agents:
Clee Tompkinson & Francis, 13 Lion Street, Brecon, Powys, LD3 7HY.
01874 622488
brecon@ctf-uk.com

After Hours: David Price - 07884 192490

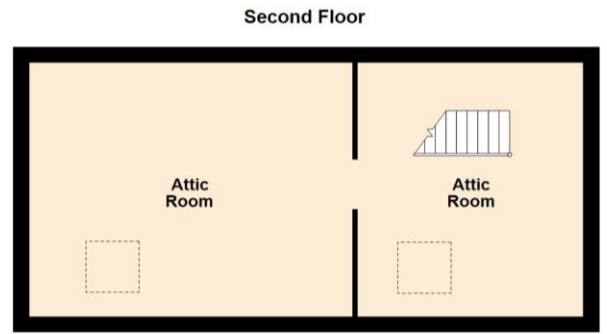
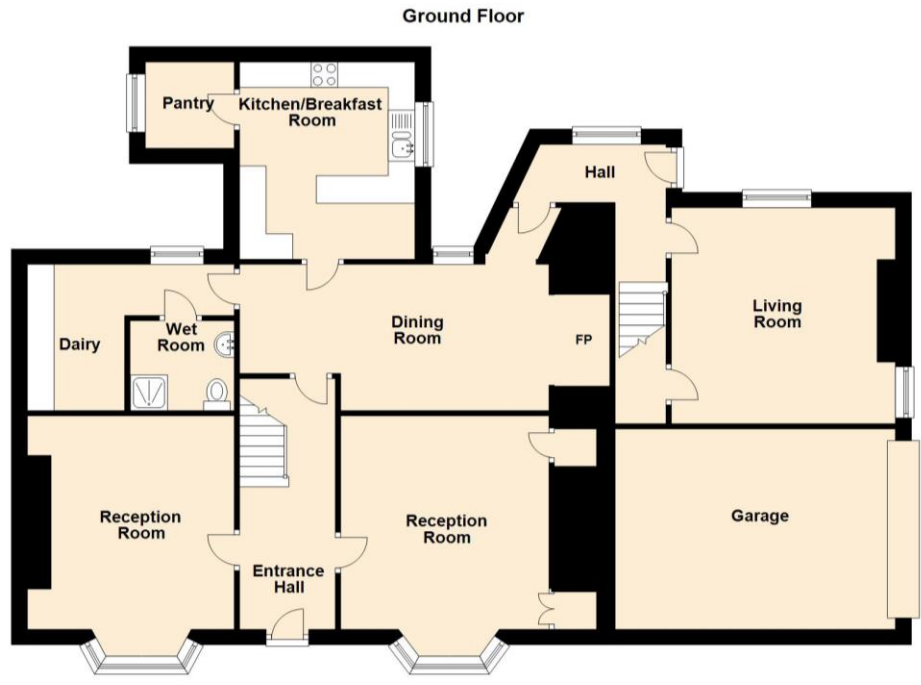
Directions Available from the Agent once a viewing has been arranged.

Health & Safety Notice

Please be aware that this is a working farm. All prospective purchasers should take extra care when viewing the farm. Viewing is undertaken solely at your own risk and neither the vendor nor Vendors Agent take any responsibility for any injury caused.







**VIEWING: CONTACT THE AGENTS: Clee Tompkinson & Francis, 13 Lions Street, Brecon, Powys, LD3 7HY.
Tel: 01874 622488 E-Mail: brecon@ctf-uk.com Web Site: www.ctf-uk.com**

Property Misdescriptions Act 1991 All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system

