



Forest Mill, Pengenffordd, Brecon, Powys, LD3 0ER





**Forest Mill**  
**Pengenffordd**  
**Brecon**  
**Powys**  
**LD3 0ER**

- A delightful, former mill
- Found in a secluded and hidden valley
- Beautifully presented and characterful accommodation
- Set in approximately 2.33 acres of gardens and grounds

**Talgarth 4.5 miles**  
**Crickhowell 9 miles**  
**Brecon 13.5 miles**  
**Abergavenny 13.5 miles**

### Description

Forest Mill is a beautifully presented and characterful former Mill offering versatile 3-4 bed accommodation. The property is set in approximately 2.33 acres of level gardens with coppice areas and the river Rhiangoll running through the grounds and the benefit of a variety of small out-buildings.

### Location

Pengenffordd is found just a short distance from the popular market town of Talgarth, within the Brecon Beacons National Park. The location is known for its outstandingly beautiful scenery and wide range of leisure facilities. Close access to the Black Mountains and Brecon Beacons provide excellent walking and riding opportunities.

The nearby town of Talgarth offers a selection of shops and amenities including a primary school, butchers, medical centre and a small Co-op supermarket.

The historic market town of Crickhowell is only 9 miles away offering further independent shops and services including a dental surgery, doctors surgery, petrol station and a library.

The larger market towns of Brecon and Abergavenny are both approximately 13 miles away and offering a wider range of services and amenities.

The nearest motorway links can be found at Newport (M4), Worcester (M5) and Ross-on-Wye (M50). The nearest train station is found in Abergavenny.

### Accommodation

Entering through the entrance hallway, there is a separate door into the utility room with downstairs w.c and plumbing for a washing machine. From the hall, a door leads into the kitchen with a solid fuel "Rayburn", a range of fitted kitchen units, space for a dishwasher and a stable door to the outside.

The sitting / dining room is a delightful, open and airy space with the original inglenook fireplace featuring a Clearview multifuel stove. The windows and door to the front offer views out over the garden.

A doorway leads into another room which is currently being used as a music room with windows to the front and side and a door which opens to a downstairs bedroom suite with windows and direct access outside, offering the potential to be used as a separate annexe. The bedroom has the benefit of an en-suite shower room with a shower cabinet, close-coupled w.c and wash-hand basin.

The stairs in the sitting room lead to the first-floor landing and give access to the remaining bedrooms. The main bedroom is of excellent proportion with fitted wardrobes and an en-suite shower room with shower cabinet, wash-hand basin and close-coupled w.c.

There is also a family bathroom with free-standing bath, close-coupled w.c and wash-hand basin.

## Outside

The property is accessed from the A479 via a gateway, along a right of way and through a gate at the boundary of the property.

Immediately to one side there is a range of out-buildings comprising a timber shed 2.34m x 4.17m, a former stable 5.91m x 2.05m of breeze block construction and an open-fronted woodstore 3.65m x 2.45m.

A driveway leads down to a parking area and a gateway leads to the level garden with an extensive terraced area and lawn. There is further land included, as per the attached plan, which has an orchard and has been used as a smallholding previously been used for grazing.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Powys Council Band "F".

## Services

We are advised that the property is connected to mains electricity, private water and private drainage. Electric under floor heating, solid fuel "Rayburn" and wood burner. Please note the services and service installations have not been tested.

## Directions

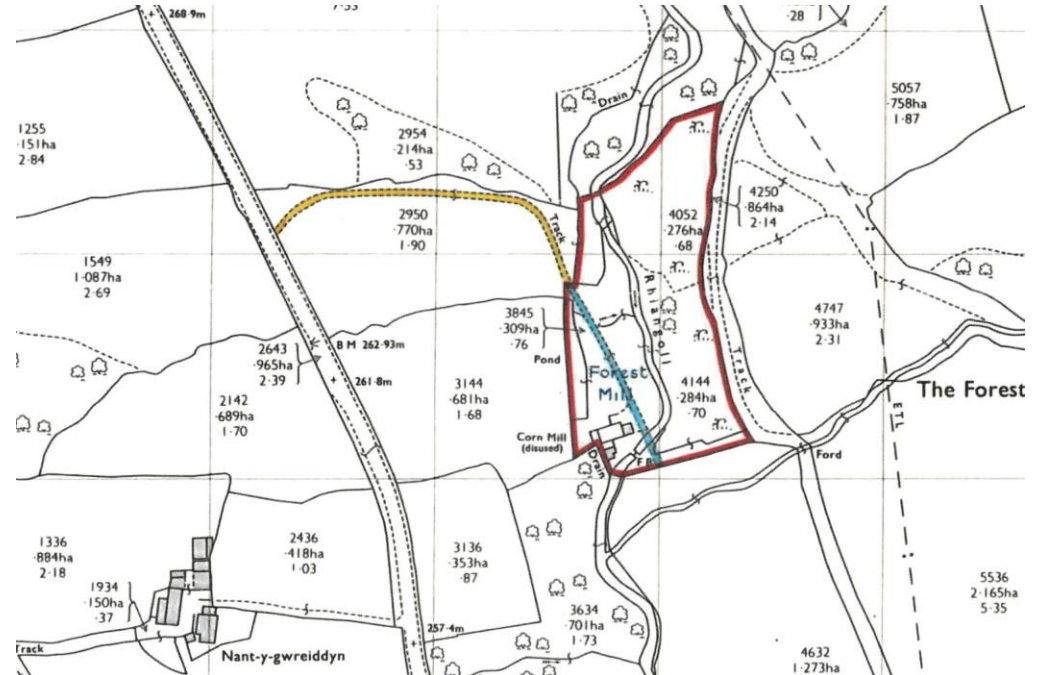
From Hay-on-Wye take the B4350 towards Brecon. Continue to Glasbury-on-Wye and then continue on the A438, signposted towards Brecon. On exiting the village of Three Cocks take the left-hand turn onto the A4078, signposted Talgarth. On entering Talgarth, at the T-junction turn left and proceed along the road to the roundabout then take the second exit onto the A479, signposted Abergavenny. Follow the course of the road for 4.2 miles where a gate will be found on the left with a sign to Old Forest Mill. Proceed through the gateway and down the drive where the property will be found at the end of the road.

What3words reference:-

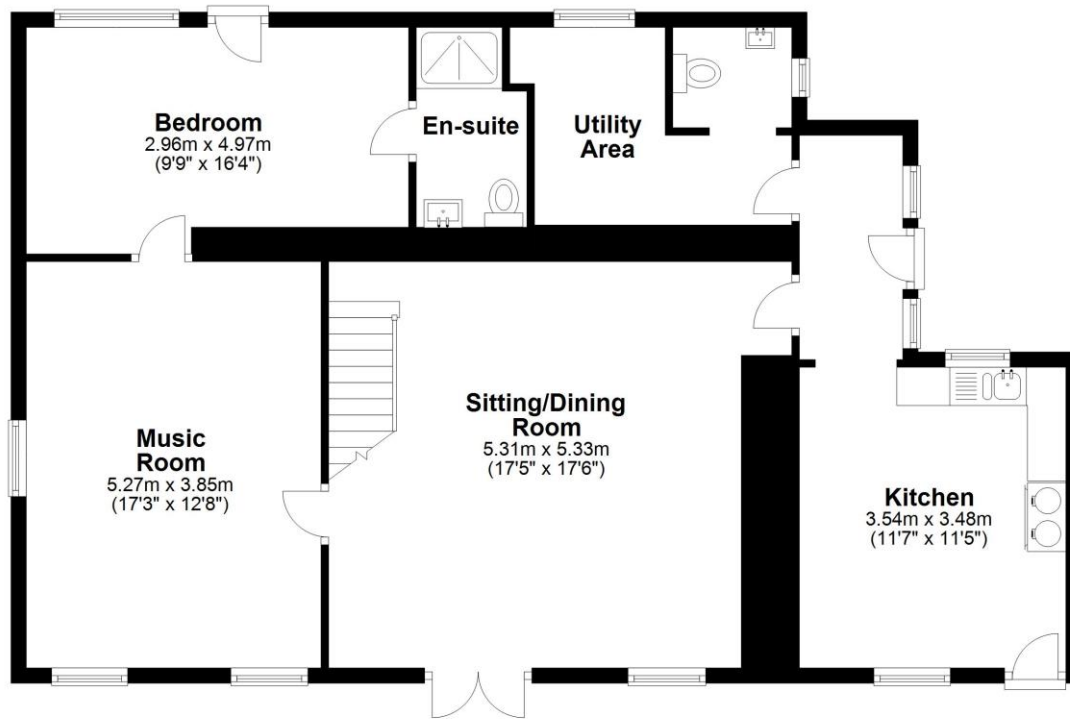
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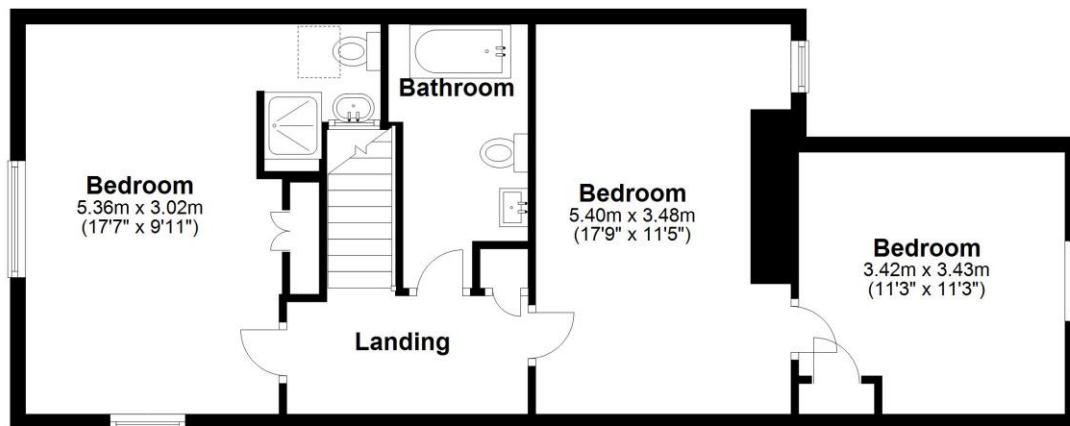




### Ground Floor



### First Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake  
07717 410757

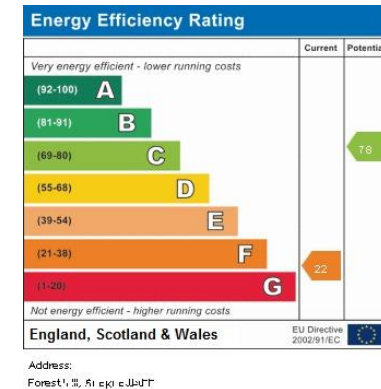
### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.