

# Pen Y Caeau Farm & Pentre Ruin

Cwmdu, Crickhowell





**Sunderlands**

Residential Rural Commercial

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Pen Y Caeau Farm,  
Cwmdu,  
Crickhowell  
NP8 1RT

**FOR SALE IN TWO LOTS  
OR AS A WHOLE  
BY PRIVATE TREATY**

**Lot 1 - Offers in Excess of £1.3m**

**Lot 2 - Guide Price £650,000**



# Pen Y Caeau Farm, Cwmdu, Crickhowell, NP8 1RT

*Crickhowell 6 miles, Abergavenny 11 miles, Brecon 13 miles, Hay-on-Wye 16 miles, Bristol 60 miles*

A wonderfully located farm extending to 123.91 acres in all enjoying unparalleled views

3 Bedroom Farmhouse | 2 Bedroom Holiday Cottage | Office & Studio | Excellent Range of Modern and Traditional Buildings | Pentre Stone Ruin

## For sale in Two Lots or as a Whole by Private Treaty

**LOT 1 - Farmhouse, Holiday cottage, Office & Studio, Outbuildings with 44.25 Acres of Pasture & Woodland**

**LOT 2 - Pentre Ruin & 79.66 acres of Pasture & Woodland**



## INTRODUCTION & SITUATION

Pen Y Caeau Farm is a beautifully presented upland farm that is situated in an elevated position and benefits from some of the most spectacular views and in all extends to approximately 123.91 acres. The property has undergone extensive renovation works in recent years and now comprises a spacious and attractive 3 bedroom farmhouse, an adjoining 2 bedroom holiday cottage and a two storey Office and studio. There is also an extensive range of traditional and modern farm buildings that have been very well maintained. The farmstead is surrounded by lush farmland that also has the benefit of extensive hill grazing rights on to the adjoining common. The property is being offered for sale in two separate lots. Lot 1 will comprise the main farmstead and approximately 44.25 acres of pasture and Lot 2 will comprise the remainder of the land and the stone ruin known as The Pentre which extends to approximately 79.66 acres.

Pen Y Caeau farmhouse is accessed via a council maintained tarmac road and is situated only a short distance from the pretty village of Cwmdy, a popular village located between the historic market towns of Crickhowell and Talgarth. Cwmdy has good village amenities to include a Public House, Café, local garage and community village hall. The larger town of Crickhowell is only a short drive away where a larger range of shops and services can be found to include secondary education.



## **LOT 1 – Pen Y Caeau Farmhouse, Holiday Cottage, Office & Studio, Outbuildings & 44.25 Acres**

Lot 1 extends to approximately 44.25 acres and includes a 3 bedroom farmhouse, 2 bedroom holiday cottage, office & studio and associated range of traditional and modern farm buildings. This property is a superb country residence situated in a quiet rural location, however due to its diverse range of buildings, it lends itself to provide a host of income streams. The property would make an ideal equestrian facility particularly with the ease of access on to the adjoining open hill and its large range of outbuildings.





## PEN Y CAEU FARMHOUSE (LOT 1)

This is a fabulously presented three bedroom property that has undergone significant restoration works in recent years and has been undertaken to maintain and restore many of the original internal features. The residence is of traditional stone construction dating back to the 17<sup>th</sup> Century. Original features such as the exposed oak beams and oak panelling still feature prominently throughout the property.

The entrance hall provides access in to the kitchen and main lounge area which is a really beautiful room, with the original Inglenook fireplace fully exposed. All of the accommodation throughout the farmhouse is very well presented and represents a wonderful family home.

Briefly the accommodation comprises following:

**Hallway** (1.8m x 3.55m) Tiled Flooring

**Kitchen** (4.45m x 4.51m) bespoke oak wall and floor units, built in fridge and dishwasher with "Clearview" stove, marble worktops & tiled floor

**Downstairs shower room** (2.48m x 1.79m)

**Dairy** (4.04m x 2.14m)

**Utility** (2.53m x 1.53m) with bespoke maple units and worktops, butler sink, built in cupboard, Oil boiler and water filtration system

**Lounge** (5.53m x 3.90m) with original oak paneling dated 1642, oak flooring, "Inglenook" fireplace with "Clear View" Woodburner and exposed stonework.

**Dining Room** (2.58m x 5.44m) with oak floor, exposed oak beams and open fireplace

**Stone circular staircase leading to:**

**Landing** (7.29m x 6.81m) with oak flooring

**Master Bedroom** (3.33m x 4.62m) with fitted wardrobe and **Ensuite** (1.68m x 3.10m)

**Bedroom Two** (2.55m x 5.73m)

**Bedroom Three** (4.18m x 3.96) built-in cupboard  
**Bathroom** (3.13m x 3.03m) with handbasin, free standing bath and w.c.





The property has the benefit of well-presented lawned gardens and raised flower & vegetable beds behind the property and also an orchard that comprises a range of fruiting species to include damson, plums and apples. There is also a stone constructed dog kennel next to the garden.







## THE HOLIDAY COTTAGE (LOT 1)

This two bedroom holiday cottage represents a fantastic opportunity to derive additional income from the property and has been presented to a high standard and includes a "Clear View" woodburner. It can be separately accessed from the main farmhouse and is strategically located to take advantage of the most spectacular views towards the Mynydd Troed with double doors leading on to a private patio area. This building offers terrific flexibility in that it could also be incorporated back into the main house or utilised as additional family accommodation.



## THE OFFICE AND STUDIO (LOT 1)

The studio represents a separate stone constructed building that has been converted into a two-storey office & studio and has the benefit of a studio on the ground floor and office & kitchenette on the first floor. This property could easily be converted into an additional holiday let or work from home office.

Briefly the accommodation area comprises the following:

**Ground Floor 6.22m x 3.90m** with tiled floor & "Clear View" wood burning stove.  
Stairs leading to First Floor area:  
**Office inc. Kitchenette 4.22m x 6.32m** with cloakroom inc WC and hand basin.



# FARMHOUSE & HOLDIAY LET FLOORPLANS

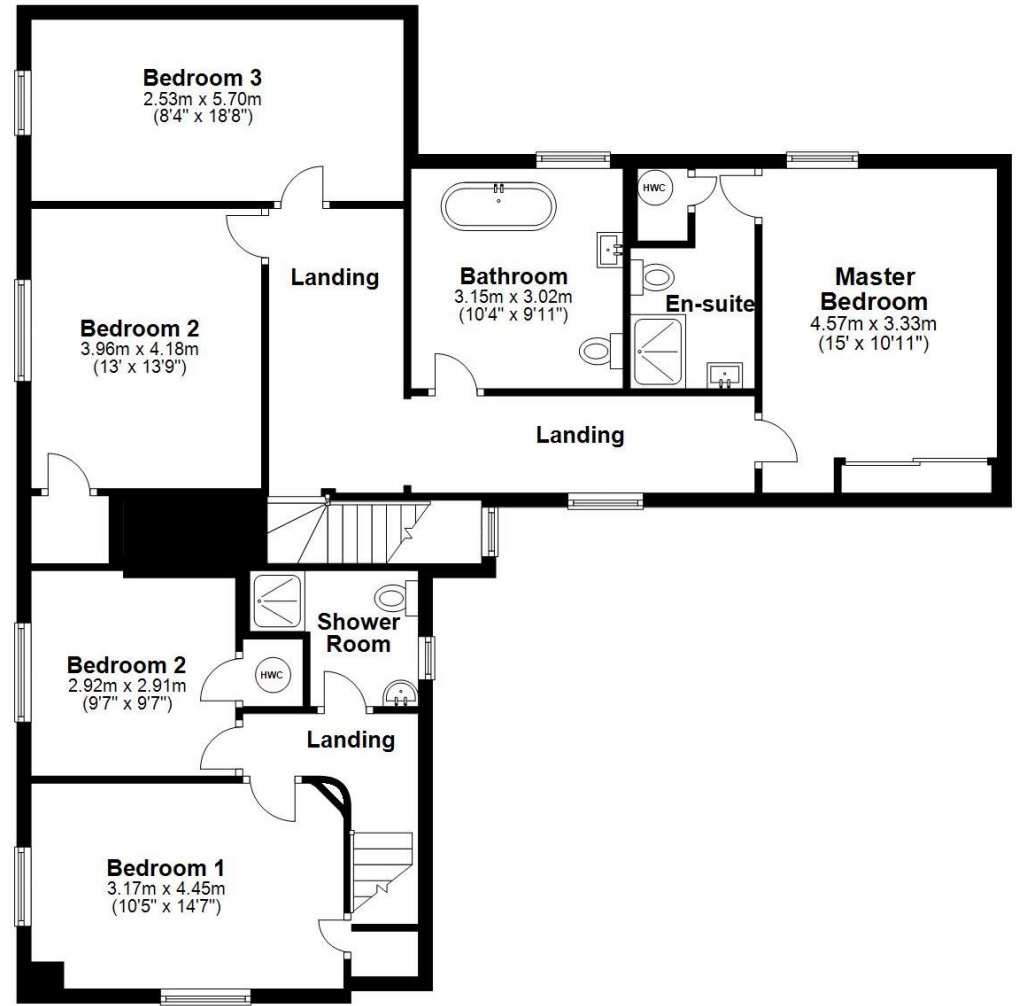
## Ground Floor

Approx. 138.3 sq. metres (1488.8 sq. feet)



## First Floor

Approx. 115.6 sq. metres (1244.7 sq. feet)



## THE LAND & BUILDINGS – 44.25 Acres (LOT 1)

The land surrounding the farmhouse and included with Lot 1 extends to a considerable 44.25 acres of pasture and woodland. The land is largely within one ring fence except for 10.56 acres which is a separate parcel of land that is situated a short walk from the farmstead. The land is in good heart and gently undulating throughout with a couple of steeper enclosures. The land is split into conveniently sized enclosures for ease of management and all are capable of producing fodder crops. The land also has the added benefit of valuable hill grazing rights on to the adjoining common. Pen Y Caeau boasts a large and significant range of farm buildings that lend themselves to a range of potential uses.

Briefly they comprise the following:

**Modern Steel Portal Framed Barn 24.3m x 17.72m** with concrete flooring (recently grooved), water & electricity supply

**Adjacent Steel Framed Barn 6.09m x 23.46m** partial concrete flooring, with 5 tonne feed bin

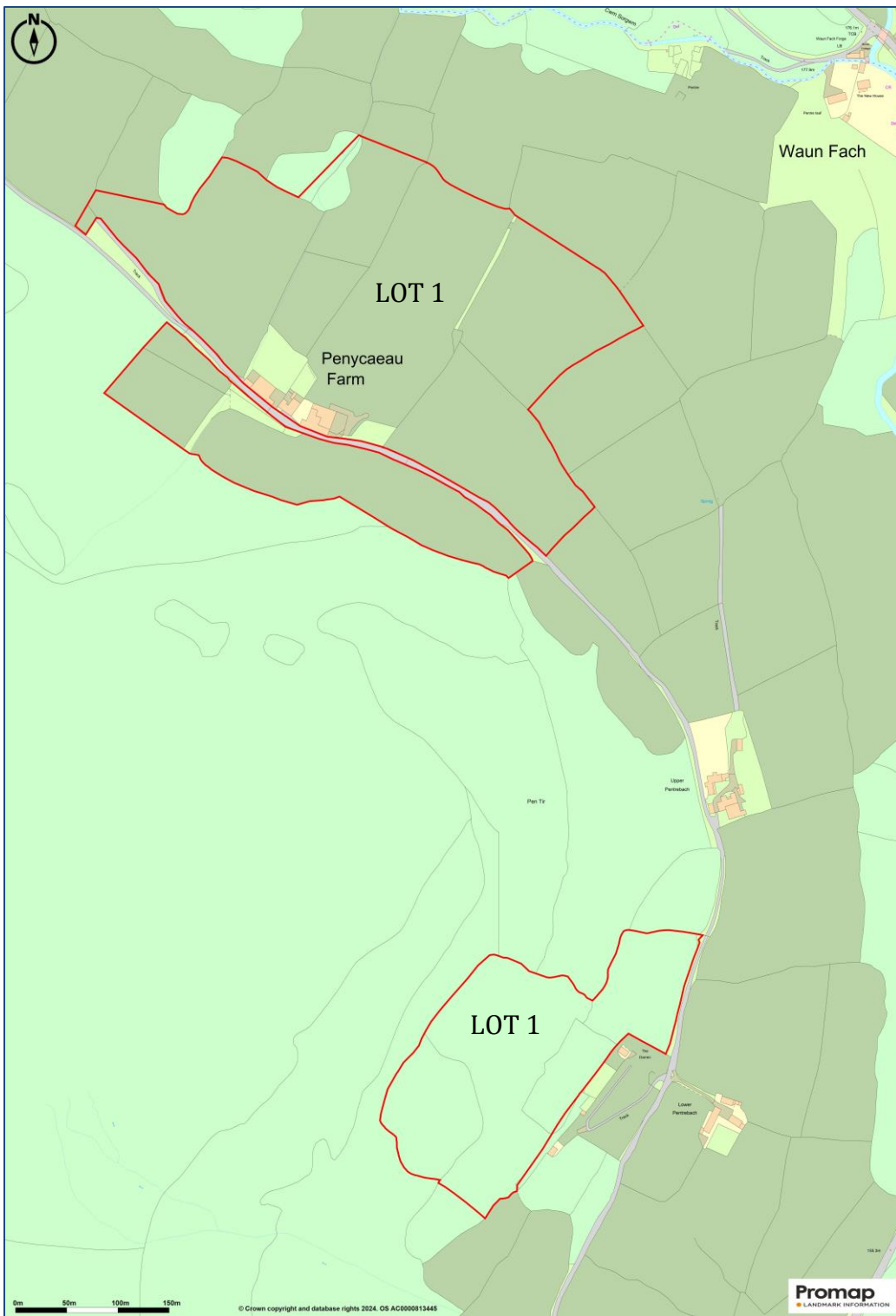
**Stone Bull Pen 5.07m x 5.79m** with concrete floor

**Modern Steel Portal Frame Building 17.93m x 11.48m** utilised as a workshop, concrete floor, electricity & water supply, feed manger

**Dutch Barn 5.83m x 19.32m** hardstanding flooring

**Steel Frame Building 10.12m x 6.42m** utilised as a wood store





## THE PENTRE RUIN & 79.66 Acres (LOT 2)

This property represents a superb and unique opportunity to acquire a fantastic parcel of 79.66 acres, or thereabouts, of lush pastureland, woodland glade and the Pentre Ruins which formally comprised a farmhouse and outbuildings. The property is nestled in the heart of the impressive Brecon Beacons and enjoys some of the most panoramic and stunning views. The land has the benefit of extensive hill grazing rights on the adjoining common which offers the potential for excellent outriding. A particular feature of the property is the existing ruin known as The Pentre. Originally this was a separate farmstead that consisted of a dwelling with traditional adjoining barn plus a series of ancillary nearby stone buildings.

Local knowledge recollects families living there within the last 60 years. The shell and gables of the property are largely intact and it is our consideration that this property offers the potential of restoration subject to Planning Permission.

The Pentre Ruin & Land has the benefit of its own private access, off a single-track council maintained highway that gains immediate access from the A479.

An additional new access has also been permitted by BBNP at the northern end of the land (see land plan).





Additional New Access



Pentre Ruin



LOT 2

LOT 2

Waun Fach

Penycaeau Farm

0m 100m 200m 300m





## SERVICES

The property has the benefit of mains electricity & telephone connection, a private water supply and private drainage. A strong natural spring supply which is filtered through a UV & sediment system and is annually tested. Heating & Hot water is provided by an oil fired Worcester Bosch boiler.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Tax Band "F"

## TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

## BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation.

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267 or

[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)

## MODE OF SALE

The Sale of Pen Y Caeau Farm is being offered for sale in two lots or as a whole by Private Treaty.

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

## WAYLEAVES EASEMENTS AND 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.

## TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

## INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

## IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

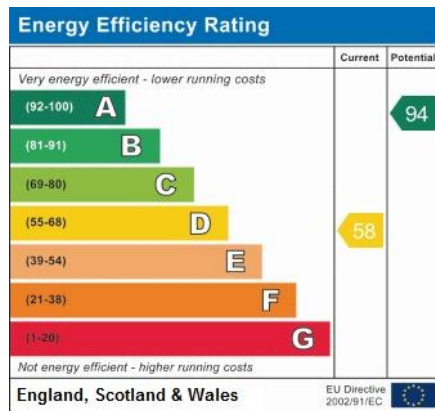
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## HEALTH & SAFETY

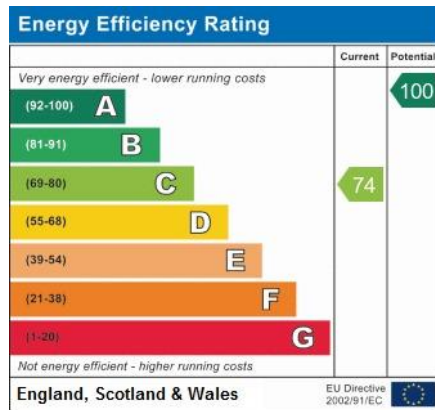
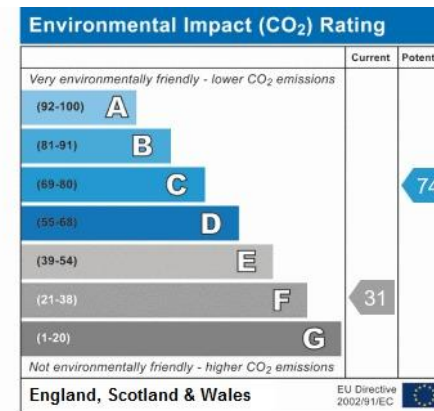
This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

## ASBESTOS

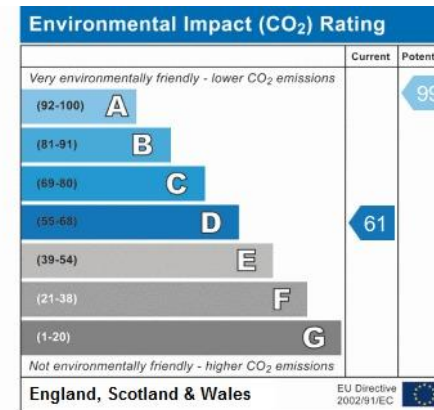
The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.



Address:  
Pen Y Caeau Farmhouse



Address:  
The Annex



**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



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.





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Residential Rural Commercial

