

Y Neuadd

Talachddu, Brecon





Sunderlands

Residential Rural Commercial

3 Pavement House
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Y Neuadd
Talachddu
Brecon
Powys
LD3 0UF



Y Neuadd, Talachddu, Brecon, Powys, LD3 0UF

Brecon 4 miles, Hay-on-Wye 12 miles, Abergavenny 30 miles, Cardiff 49 miles

A delightful rural property with stunning views of the Brecon Beacons

Detached 7 bed house in a commanding position | Set in just over 5 acres of grounds including a paddock and a useful outbuilding |

Further potential for commercial development

For sale as a Whole by Private Treaty



INTRODUCTION & SITUATION

Y Neuadd is a country home with an abundance of charm and character. The house offers versatile accommodation with the potential for dual self-contained living including a downstairs bedroom suite. The property is set in a commanding position with panoramic southerly views towards the Brecon Beacons.

The original house is believed to date back to the 17th Century in the form of an original Welsh Longhouse which has been enhanced over the years whilst retaining a wealth of original features including exposed beams, stone fireplaces and deep sill windows.

Set in just over 5 acres with a beautiful garden, generous driveway, a paddock, pond and exceptionally useful steel outbuilding set away from the house, the property has scope for commercial activities or development. Previously, the vendor has hosted glamping on the paddock and used the main building to provide extensive commercial storage in an exceptionally private location.

The barn adjacent to the house again offers scope for development to potentially provide further accommodation although it is exceptionally useful in its current form.



LOCATION

The village is in an excellent location for access to an extensive range of facilities in Brecon and Hay-on-Wye with both being popular tourist destinations and surrounded by picturesque countryside and close to the Wye Valley, Usk Valley and Brecon Beacons National Park. Both state and private education institutions are found nearby with the M4 motorway being just over an hour by car to Newport.



ACCOMMODATION

Entering through the main door into the original house and into the hallway with a downstairs cloak and shower room, there is a sitting room on the right with the original stone fireplace and front window.

A door connects to the kitchen with exposed beams, a Rayburn, natural stone floor and a door to the side. From the sitting room, there is believed to be a boarded up connecting door into the original barn which has since been converted to accommodation.

From the hall, there are steps into another reception room with a fireplace and windows overlooking the garden and views beyond. This reception room leads to a downstairs bedroom with a wardrobe, a rear hall with a shower room and kitchenette plus a study with cupboards.

The converted attached barn offers contemporary style accommodation, still with rustic character including two generous reception rooms with a fireplace and stove in one, a downstairs shower room and fitted kitchen with a door to its own garden.

On the first floor, both the main house and barn connect right though offering six bedrooms with the main bedroom having an en-suite bathroom with a roll top bath and basin.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



OUTSIDE

Approached via a country lane, the driveway sweeps up to the main house with a separate parking area for the barn.

The driveway separates with one lane serving the paddock and a timber cabin which has had various uses over the years and enjoys stunning views. The building could make a wonderful studio.

Immediately to the side of the drive is the traditional stone barn. The barn has full length doors and it split into three partitioned areas offering excellent scope for development (subject to planning) for further accommodation or commercial use.

The garden, which extends to the south and west, has lawned areas, well stocked borders, trees and shrubs. Behind the barn there is a pond which provides a haven for wildlife.

The main outbuilding is currently used for storage and has a number of partitions with offices, workshops, a library, studios and greenhouses. Overall, the building offers 500 sq/m of space with power, water, lighting and drainage.





SERVICES

We are advised that the property is connected to mains water, mains electric and private drainage. Oil-fired central heating. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Tax Band "G"

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:

Harry Aldrich-Blake 07717 410 757 or

harry@sunderlands.co.uk

MODE OF SALE

Y Neuadd is being offered for sale 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

Approximate Floor Area = 378.3 sq m / 4072 sq ft
 Outbuildings = 610.6 sq m / 6573 sq ft
 Total = 988.9 sq m / 10645 sq ft



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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.

