



Beacons Lodge Libanus, Brecon, Powys, LD3 8EH



# Sunderlands

Residential Rural Commercial

## Beacons Lodge Libanus Brecon Powys LD3 8EH

### Summary of Features

- A beautiful five-bedroom barn conversion
- Stunning views across the Brecon Beacons
- Generous accommodation
- External gardens, parking and garage

## Guide Price £580,000

#### Introduction

The sale of Beacons Lodge represents a fantastic opportunity to acquire a beautifully presented and uniquely located semi-detached barn conversion benefiting from the most panoramic views of the Brecon Beacons. In recent years, the property has been used as a very successful self-catered holiday let business.

#### Location

Beacons Lodge is found in an excellent location set just 1.5 miles outside of the popular market town of Brecon, and a short two-minute drive from the small village of Libanus.

Brecon provides all the main facilities and services one would expect, to include a large range of shops, supermarkets and both primary and secondary education centres to include the private boarding and day independent school at Christ College. From Brecon there are excellent road networks providing links to the capital and the M4.

The popular Welsh border town of Hay-on-Wye, world famous for its secondhand bookshops and host to the Hay literary Festival, is only a short drive away.

#### Accommodation

Beacons Lodge is a traditionally stone constructed, five-bedroom, barn-conversion that has been sympathetically renovated over the years.

The ground floor benefits from wonderfully spacious accommodation, with one of the most stunning rooms being the dining area and living room, which have an abundance of charm and character, ideal for entertaining guests. The property also benefits from a large, double-glazed conservatory, where you can enjoy the most wonderful views of the Brecon Beacons. A staircase leads to the first-floor accommodation that comprises four spacious bedrooms and two bathrooms.

#### Ground Floor

Entrance Hall 6.08m x 3.68m max  
Kitchen 5.37m x 3.95m  
Utility 2.85m x 2.14m  
Downstairs WC 1.13m x 2.14m  
Garage 4.13m x 5.78m  
Bathroom 1.67m x 2.23m  
Downstairs Bedroom 4.16m x 3.65m  
Dining Area 2.98m x 6.00m  
Living Room 6.00m x 6.25m max  
Conservatory 3.68m x 3.61m

#### First Floor

Landing  
Master Bedroom 5.99m x 4.51m  
Bedroom 2 2.73m x 4.49m  
Bedroom 3 3.25m x 3.80m max  
Bedroom 4 4.82m x 2.70m max  
Bathroom 1 2.21m x 2.13m  
Bathroom 2 2.39m x 2.13m

#### Outside

The property is accessed via a private driveway leading off the A470. The garden, which extends to the east and south, has a pleasant lawn area, well defined boundaries and again enjoys the most wonderful views of the Brecon Beacons and over neighboring farmland.

#### Tenure

Freehold with vacant possession upon completion.

#### Services

We are advised that the property is connected to mains electricity, private water and private drainage. Central heating is provided via an oil-fired boiler. Please note that the services or service installations have not been tested.

#### Directions

From Hay-on-Wye take the A438 towards Brecon continuing onto the A470 around the Brecon Bypass. At the roundabout adjacent to the cattle market. Take the 1st exit (signposted Merthyr Tydfil / Cardiff) and continue along the A470 for approximately 1.3 miles where the entrance to the property will be found in the left-hand side as indicated by the agents For Sale board. Turn into the driveway and proceed straight ahead through the wooden gate into the parking area.

What3Words Ref: ///magnets.tables.scripted

#### Mode of Sale

Beacons Lodge is being offered for sale 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.

#### Rateable Value

The property has a rateable value of £3,800, as the property has been used as self-catering holiday units. Potential to revert to council tax by application to Powys County Council.

#### Town and County 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.

## Tenure

### Freehold



## Directions

rightmove  
find your happy

Zoopa.co.uk  
Smarter property search



### Sunderlands

#### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: hereford@sunderlands.co.uk

#### Hay-on-Wye Branch

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Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Floor plan prepared by specialists only. Not to scale. Plan produced using PlanIt.

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.