



Lower Duffryn Farm, Llandefalle, Brecon, Powys, LD3 0NR



Sunderlands
Residential Rural Commercial



**Lower Duffryn Farm
Llandefalle
Brecon
Powys
LD3 0NR**

Summary of features:

- For Sale by Private Treaty
- A superb period 4 bed farmhouse set in approximately 20.48 acres of pastureland
- An excellent range of traditional stone barns and modern agricultural buildings to include stables.
- Stunning panoramic views of the Black Mountains and Brecon Beacons
- Associated hill grazing rights on Llangoed Common

**Brecon 8.7 miles
Hay-on-Wye 10.5 miles
Abergavenny 23 miles**

Description

Lower Duffryn Farm represents a beautifully situated property in the heart of the magnificent Breconshire countryside. The property is situated in an elevated position and enjoys the most spectacular and truly panoramic views towards the Black Mountains and Brecon Beacons.

The property offers significant equestrian possibilities with the existing stables in situ and access onto the adjoining common.

The land extends to 20.48 acres which surrounds the farmstead on all aspects.

The property benefits from a spacious 4 bedroom residence hosting an abundance of period and character features which date back to the late 17th century. The property is positioned so that it enjoys both morning and evening sunshine.

The sale of Lower Duffryn provides an exciting opportunity to acquire a beautifully situated residence in one of the most picturesque areas in the country, a very flexible holding offering an abundance of exciting diversification opportunities.

Situation

Lower Duffryn is situated in the parish of Llandefalle, Breconshire and is only a short distance from the nearest village of Llyswn and a 10 minute drive from the larger market town of Brecon.

Llyswn is a popular village set in the Wye Valley equidistant between Hay-on-Wye and Brecon. It offers good basic amenities in the form of 2 public houses, a village

primary school, village shop and filling station. More comprehensive facilities can be found in the regional towns of Brecon, Hay-on-Wye and Builth Wells where there is a choice of supermarkets, convenience stores and general amenities. Brecon also offers a leisure centre complex, theatre, cinema etc.

The farm is situated outside the Brecon Beacons National Park.

Accommodation

Lower Duffryn farmhouse is situated in the middle of the holding in an elevated position and takes advantage of the impressive views that surround the property.

The property is reputed to date back to the late 17th century and retains a host of original features which include flagstone flooring and original fireplaces etc.

The property is double glazed throughout.

Briefly, the accommodation comprises of the following:

Utility Room 3.53m x 7.78m with fitted units, tiled flooring and to include a washroom 1.31m x 1.14m.

Kitchen 8.21m x 3.02m with fitted units, flagstone flooring, Esse solid fuel cooker, an electric cooker and **Pantry 1.41m x 3.02m** to include meat safe.

Dining Room 4.64m x 4.64m with tiled flooring and a woodburning stove with a stone surround

Lounge 4.58m x 4.62m with flagstone flooring, woodburning stove and radiators and exposed oak beams.

Sunroom 7.42m x 3.35m with tiled floor, woodburning stove and double doors leading out onto the rear garden.

Internal Hallway with staircase leading to split level landing. Internal landing 3.12m x 2.60m (including airing cupboard).

Master Bedroom 4.62m x 3.156m with fitted cupboards and original open fireplace

Bedroom 2 4.33m x 3.11m with painted exposed stone walls

Bedroom 3 3.74m x 4.61m with original open fireplace

Bedroom 4 3.10m x 3.59m (max)

Bathroom 2.98m x 3.21m to include bath, bidet, w.c, handbasin, shower and waterproof laminate wood-effect flooring.

Outside

To the rear, the property has the benefit of a flowered walled garden and herb garden.







Outbuildings

Lower Duffryn has an extensive and excellent range of traditional and modern farm buildings that are situated at the centre of the farmstead. The buildings are in good order and have been well maintained throughout.

Briefly the buildings are as follows:

Traditional Stone Barn adjoining the Farmhouse 5.76m x 17.35m with a granary over 5.53m x 13.05m



General Workshop 6.29m x 13.15m with double floors and concrete flooring throughout.



Carport 5.59m x 5.03m

Main Traditional Stone Barn 13.56m x 6.74m with double doors including stables and flagstone flooring

Adjoining Lean-to Modern Portal Frame Building 5.31m x 13.84m with hay barn and stabling



French barn and Lean-to 22.99m x 10.21m with soil floor

Adjoining Modern Portal Frame Lean-to 12.01m x 22.78m with breeze block walls and a concrete and soil floor.

The buildings have the benefit of a concrete yard area to the front. There are also additional smaller ancillary buildings on the farmstead which include a polytunnel and woodstore.



The Land

Lower Duffryn has an extensive range of farmland that surrounds the main residence which extends to 20.48 acres of pastureland. The land appears to be in good heart and the boundaries are well defined. The land is currently used for grazing purposes but will lend itself to a range of uses particularly with the added benefit of the associated Hill Grazing Rights onto the adjoining Llangoed Common.



Topography

The land lies between 200 and 300 metres above sea level.

Services

The property has the benefit of a mains electricity, water and telephone connection and a private drainage system. The hot water is currently provided by an Attack DPX Biomass Boiler which provides the domestic hot water and heating. This is situated along with an accumulator tank in the utility room. There are currently no feed in tariffs available for this system.

Basic Farm Payment

All of the farm is registered with Rural Payments Wales and the Basic Payment Entitlements may be available through separate negotiation. We are informed there are no other agricultural or environmental schemes affecting the property.

Timber, Woodland, Sporting and Mineral Rights

As far as we are aware these are included within the sale but are to be confirmed.

Council Tax

Powys County Council Band "D".

Tenure

Freehold with vacant possession upon completion.

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.

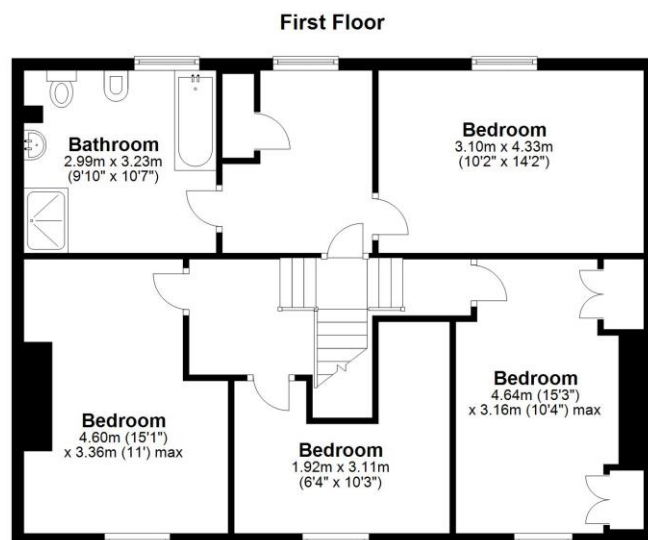
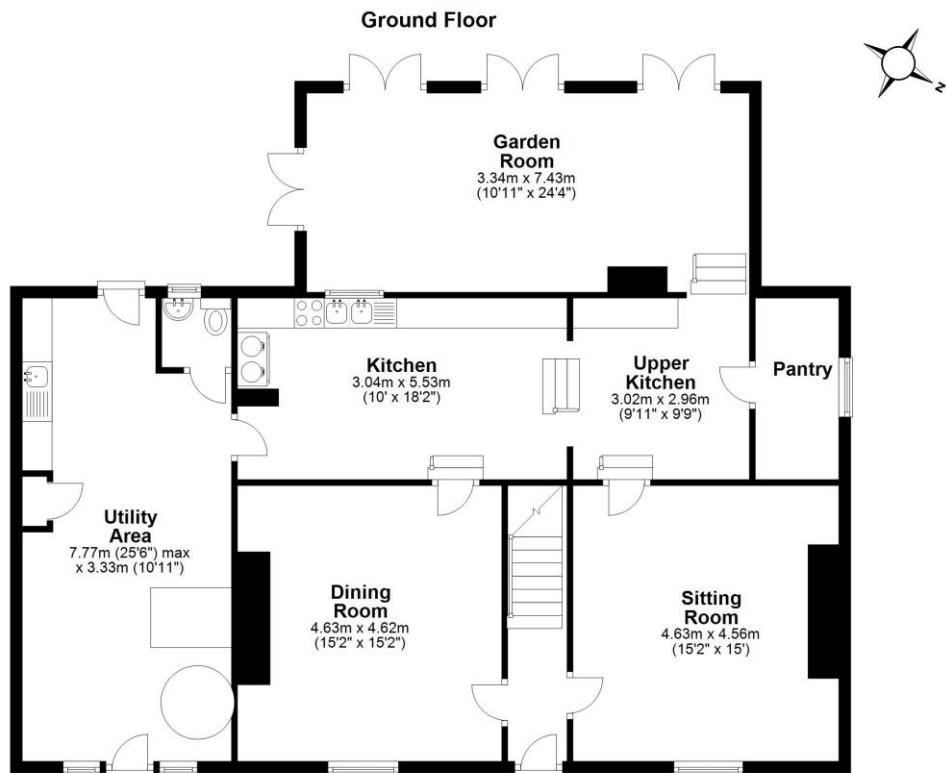
Plans, Areas and Schedules

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 misstatement 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.





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



Directions

Full directions to the property will be provided once a viewing has been arranged.

Viewing and Contact Details

All viewings strictly by appointment and must be arranged through the sole selling agents Sunderlands.

Contact Tel: 01497 822 522

Office opening hours:

Mon-Fri: 9.00-5.00pm

Saturday: 9.00-12noon

Out of hours:

Matthew Nicholls: 07811 521 267

Harry Aldrich-Blake: 07717 410 757

Health and Safety Notice

Please be aware that this is a fully working and active farm. We advise all viewers to take extra care when making an inspection of the farm. Viewing is undertaken solely at your own risk and neither the agents or the owners of the farm take any responsibility for any injury however caused.

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.

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, 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 this 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 are any variance between these particulars and the contract of sale, then the latter shall apply.

Important Notice

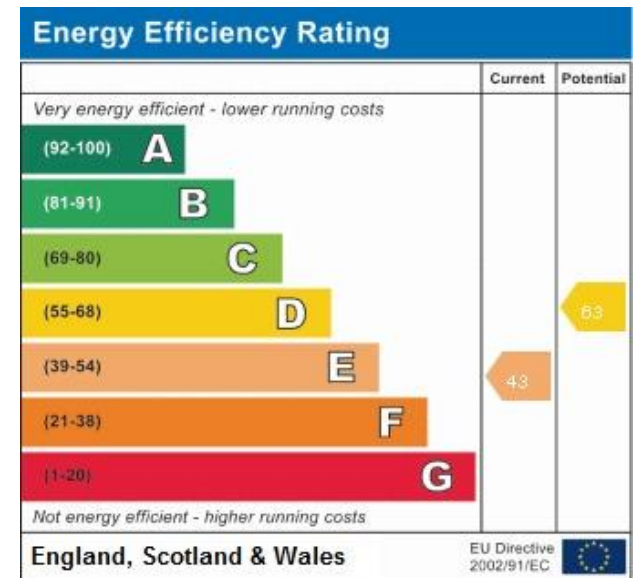
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of

any contract. No persons in the employment of Sunderlands 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

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Address:
Lower Dyffryn, ID3 0NR

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.

