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herbert r thomas

Penyrheol
Ystradgynlais
Swansea
SA9 2QL

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By Private Treaty

Guide Price:
£525,000

- 5/8 Bedroom
Detached Barn
Conversion
- Separate Stone barn
with potential for
conversion - subject
to planning
- Set in approximately
0.87 acres of land
- Quiet, Rural Location
- Further Land
Available.



Situation

The property is situated in a quiet location surrounded by countryside directly to the north of Ystradgynlais and the northwest of Caerl'an. The land is a short travelling distance from convenient amenities. Please see the attached location plan.

Description

This property comprises a characterful eight-bedroom detached barn conversion set within approximately 0.87 acres (0.35 hectares) of gardens and pastureland. Whilst currently operated as a successful holiday let business and configured to provide accommodation for up to twenty guests, the property has recently been granted a Certificate of Lawfulness for full residential occupation, offering flexibility for both residential and commercial uses.

Extending to approximately 1,500 sq ft at ground floor level, the accommodation provides generous and versatile living space. The property is currently arranged with three ground-floor bedrooms, a substantial dining room and two staircases. Its adaptable layout offers scope to create additional reception rooms or, subject to the necessary consents, potential to reconfigure the accommodation into two separate dwellings.

The first floor comprises a spacious principal bedroom with en-suite facilities, together with additional bedrooms and well-appointed family bathroom accommodation.

Also included is a traditional stone barn, which may offer potential for conversion, subject to obtaining the necessary planning consents. The building was formerly utilised as a four-bedroom dwelling but has since fallen into disrepair, presenting an exciting restoration and development opportunity.

The property enjoys a desirable rural setting with convenient access to the southern reaches of the Bannau Brycheiniog (Brecon Beacons) National Park, renowned for its stunning waterfalls, cave systems, walking trails and outdoor pursuits.

The land extends to approximately 0.87 acres (0.35 hectares) comprising level and gently sloping gardens and pasture contained within a single enclosure, as edged red on the attached plan.

Additional land may be available by separate negotiation from a third-party landowner.

Access

Access to the property is via an unnamed public adopted highway off Palleg Road.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The main property presently benefits from mains water with pressure tank. Oil central heating. Septic tank drainage.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution.

Planning

The property benefits from a **Certificate of Proposed Lawful Development (Ref: 26/24531/CPL)** granted by the Bannau Brycheiniog National Park Authority, confirming the lawful use of the property as a private dwelling (Use Class C3). **App Ref: 26/24531/CPL**

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. A bridal way is located on the property, running parallel to the northern most boundary.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

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EPC – E

Health and Safety

Given the potential hazards of any land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Method of Sale

The property is offered for sale by Private Treaty.

Contact

Contact: **Rob David**

Tel: 01639 639541

E-mail: Robertdavid@hrt.uk.com

Contact: **Eifion Morgan**

Tel: 01639 639541

E-mail: eifionmorgan@hrt.uk.com

Please note the Vendor is not obliged to accept the highest or any offer. All offers must be supported with proof of funding.

Directions

Postcode: SA9 2QL

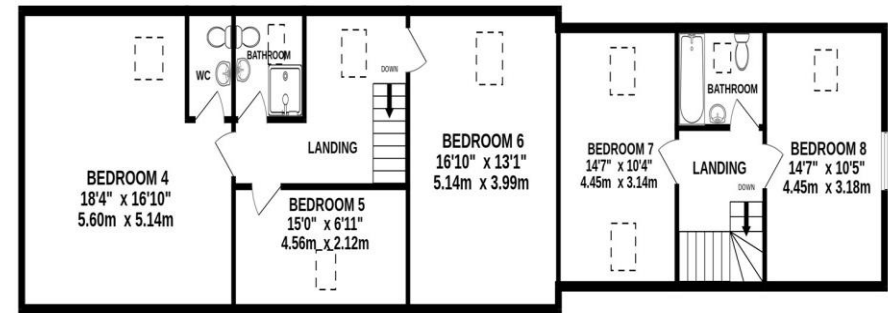
What3Words: /// ///grasp.resist.tingled

From A4067 head north. After 1.3 miles turn left onto Cwmphil Rd/ After 400 yards turn right onto Palleg Rd. Continue for 2 miles and then turn left.

GROUND FLOOR
1572 sq.ft. (146.0 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 2773 sq.ft. (257.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Rob David

Tel: 01639 639541

E-mail: Robertdavid@hrt.uk.com

Contact: Eifion Morgan

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