

Tynewydd Farm

Lower Chapel, Brecon, Powys LD3 9RE



**Tynewydd Farm
Lower Chapel
Brecon
Powys
LD3 9RE**

- *Quiet location just 500m from small local village.*
- *Over 2800 sq ft of accommodation*
- *Set in just over 10 acres*
- *3 bedroom house with attached 1 bedroom annex*
- *Just 6 miles from Brecon*
- *Great outbuilding with further scope*
- *Riding arena*

**Brecon 6 miles
Abergavenny 26 miles
Cardiff 47 miles**



INTRODUCTION

Enjoying a delightful rural setting just five miles north of Brecon, Tynewydd is an attractive and carefully restored smallholding situated less than half mile from the peaceful village of Lower Chapel. Over the past decade the property has been thoughtfully improved, creating a charming three-bedroom farmhouse that retains a wealth of period character, complemented by an attached one-bedroom self-contained annexe suitable for extended family, guests or potential holiday accommodation.

The traditional courtyard is framed by a range of characterful barns which provide excellent storage and offer further potential for conversion, subject to the necessary consents. Part of the barn range has already been adapted to create a playroom, with additional space suitable for a home office or studio.

The property extends to approximately 10 acres, including two paddocks well suited to horses or livestock, together with a manege and modern agricultural buildings. The property also currently enjoys a Caravan and Motorhome Club certificated site licence for up to five touring units with electric hook-ups and facilities, providing an attractive additional income stream subject to a re-approval of license by the new owner.

LOCATION

Tynewydd occupies a peaceful rural position approximately a quarter of a mile from the village of Lower Chapel, approached via a quiet country lane serving only one other property, ensuring a high degree of privacy and seclusion. Lower Chapel is a charming rural community situated along the B4520, around five miles north of the market town of Brecon.

Although just outside the boundary of the Brecon Beacons National Park, the surrounding countryside is renowned for its natural beauty, offering superb opportunities for walking, cycling and horse riding. The nearby town of Brecon, the county town of Powys, provides an excellent range of amenities including supermarkets, independent shops, both public and private schools, a leisure centre, cinema, theatre and community hospital.

For those travelling further afield, the cities of Cardiff, Swansea, Newport and Hereford, together with the Severn Bridge, are all within approximately an hour's drive, making the property both accessible and ideally placed for enjoying the best of rural mid-Wales.





FARMHOUSE ACCOMMODATION

The property is approached from the attractive courtyard to the front, where steps rise to a glazed entrance porch providing sheltered access to both the main farmhouse and the adjoining annexe.

The farmhouse opens into a spacious living room where a large inglenook fireplace with wood-burning stove and timber mantel forms an impressive focal point, creating a warm and inviting atmosphere. Completing the ground floor is the kitchen/breakfast room, fitted with a range of units incorporating an inset sink and drainer, space for a cooker and housing the Worcester oil-fired boiler. A door from the kitchen leads directly to the rear garden.

A staircase rises to the first-floor landing which gives access to two double bedrooms at the front of the house together with the family bathroom, fitted with a panel bath with shower over, WC and pedestal wash hand basin. A short flight of steps leads to a further spacious double bedroom served by a modern shower room with walk-in shower, WC, pedestal basin and heated towel rail. From the landing a traditional staircase also leads to a useful attic storage area.

Annexe

Adjoining the farmhouse is a well-appointed self-contained annexe, centered around an attractive open-plan kitchen and living space. This characterful room features an exposed stone wall with an inset Rayburn and former bread oven, while the kitchen area is fitted with a range of units topped with solid oak work surfaces, an inset Belfast sink and a central island with

breakfast bar. French doors open onto the patio garden, creating a bright and welcoming space.

Beyond the kitchen is a practical utility/boot room with tiled flooring, fitted units, Belfast sink, plumbing for appliances and housing the Grant oil-fired boiler. A fully tiled shower room with walk-in shower, vanity basin and WC completes the ground floor.

An oak staircase leads to the first floor where a spacious bedroom occupies the entire upper level, featuring exposed beams, windows overlooking the courtyard and a useful airing cupboard.





OUTSIDE

Tynewydd benefits from an excellent range of both traditional and modern outbuildings arranged around a spacious tarmacadam courtyard, providing generous turning space and ample parking. Adjoining the farmhouse is a substantial stone barn that has been largely rebuilt and offers exciting potential for further accommodation or conversion, subject to the necessary consents.

Around the courtyard are several characterful farm buildings including a large stone barn with first-floor loft space currently used for gatherings and storage, together with a further stone hay barn with split-level flooring. Additional structures include a steel-framed barn, a lean-to sheep shelter and two traditional pig cots, providing useful space for machinery, livestock, stabling or general storage.

The property extends to approximately 10.5 acres in total, comprising gardens, paddocks and surrounding land. Part of the grounds have been arranged to accommodate up to five touring caravans or motorhomes, providing the potential for a small touring site and an additional income stream.

DIRECTIONS:What3words:

///kept.joystick.hogs

SERVICES

The property is connected to mains electricity, and water, private drainage. Heating is from an Oil fired boiler. There are 16 PV solar panels supplementing the electricity. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Our of Hours Mobile - 07984384687

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MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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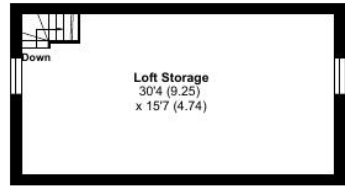
Lower Chapel, Brecon, LD3

Approximate Area = 2856 sq ft / 265.3 sq m

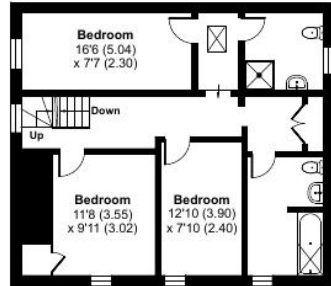
Outbuilding = 855 sq ft / 79.4 sq m

Total = 3711 sq ft / 344.7 sq m

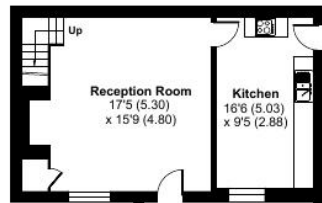
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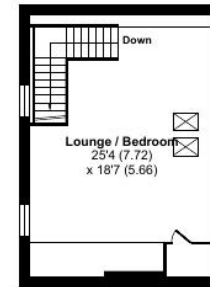
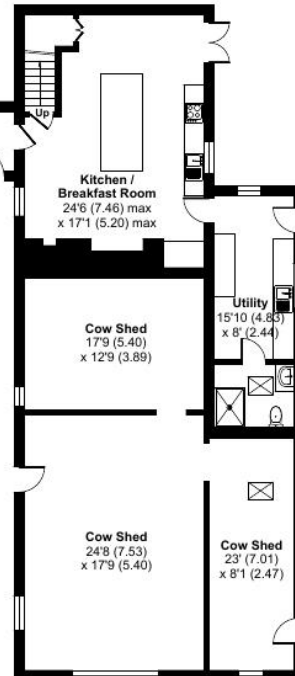
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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