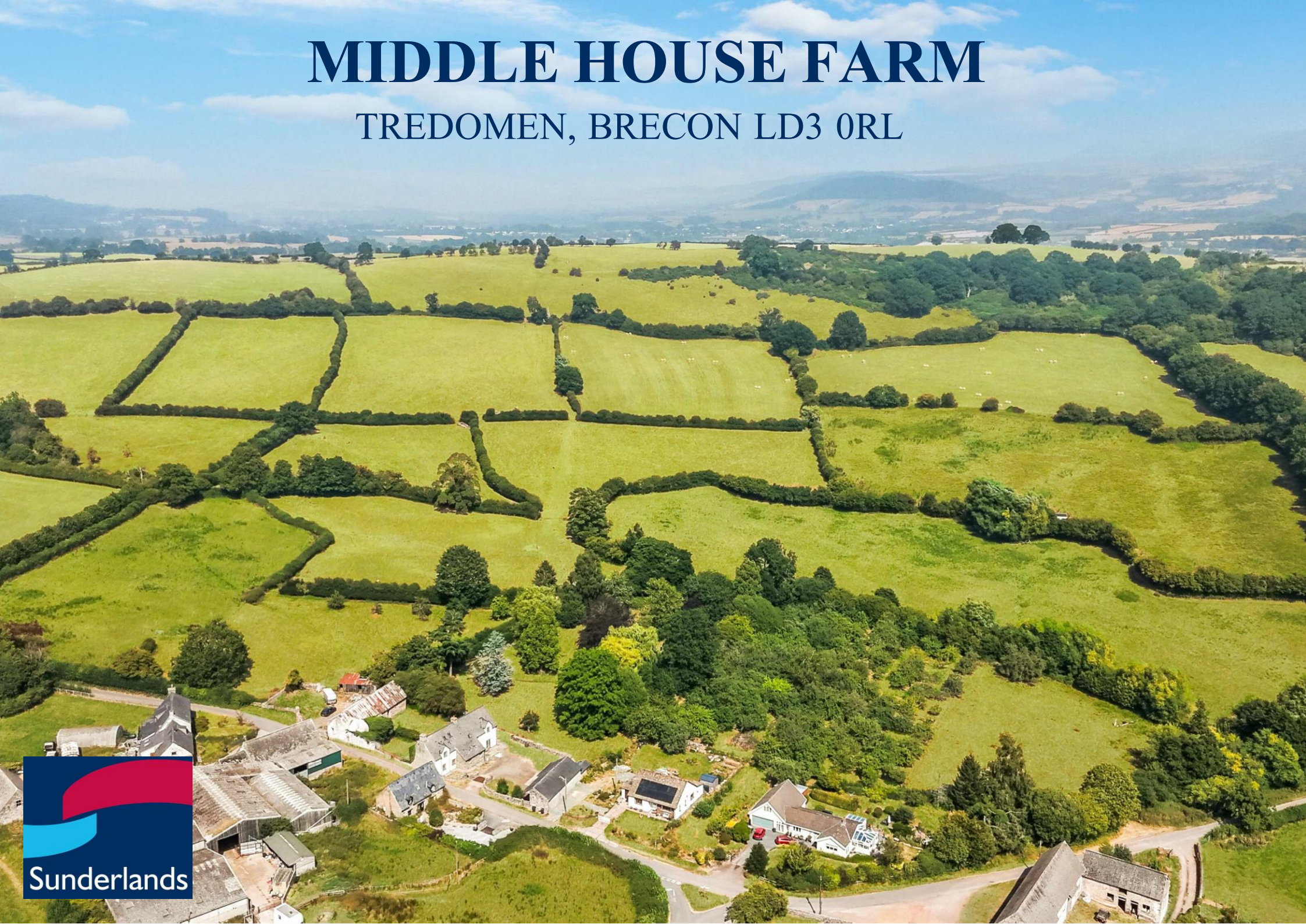
MIDDLE HOUSE FARM

TREDOMEN, BRECON LD3 0RL



Sunderlands

MIDDLE HOUSE FARM

TREDOMEN, BRECON LD3 0RL

FARMHOUSE

3 bedroomed Farmhouse | Traditional Features | Courtyard area for parking

FARM BUILDINGS AND GROUNDS

Traditional Farm building | Garaging | Stables | Orchard & Pond

LAND

Predominantly Grade 2 & 3 Pasture land | 75.90 acres | Mature Woodland

IN ALL ABOUT 75.90 ACRES (30.72 HECTARES)

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,000,000

Description

Middle House Farm is an impressive holding set within the historic hamlet of Tredomen, surrounded by the spectacular scenery of the Bannau Brycheiniog National Park. At its heart lies a characterful period farmhouse, believed to date from the early 17th century, offering generous accommodation with the opportunity for sympathetic enhancement to create an exceptional country home.

Extending to approximately 76 acres, the farm comprises productive pasture land, complemented by a small area of broadleaf woodland. A range of traditional farm buildings and stabling provide excellent versatility for agricultural, equestrian or lifestyle pursuits (subject to the necessary consents), while the attractive gardens and grounds, including an orchard and pond, enhance the property's strong rural appeal. Combining a historic farmhouse, traditional buildings and productive land, Middle House Farm represents a rare opportunity to acquire a compact yet highly attractive holding.

Location

Middle House Farmhouse is situated within the historic hamlet of Tredomen, approximately 4 miles west of the market town of Talgarth and around 7 miles north-east of Brecon, on the outskirts Bannau Brycheiniog (Brecon Beacons) National Park. The property enjoys a peaceful rural setting surrounded by unspoilt farmland and rolling countryside, whilst remaining within easy reach of a range of everyday amenities. Talgarth offers independent shops, cafés, public houses, a primary school and healthcare facilities, with a wider selection of retail, educational and leisure services available in Brecon. The area is renowned for its outstanding natural beauty and provides excellent access to the Black Mountains, Hay-on-Wye (approximately 11 miles) and an extensive network of walking, cycling and outdoor recreation opportunities. Tredomen itself is a small historic settlement with origins dating back several centuries, contributing to the character and appeal of this attractive rural location.

Talgarth 4 miles | Brecon 7 miles | Hay on Wye 11 miles | Abergavenny 19 miles | Hereford 30 miles | Cardiff 50 miles

Middle House Farmhouse

Middle House Farmhouse is a substantial period residence occupying an idyllic position within the historic hamlet of Tredomen, surrounded by the unspoilt landscapes of the Bannau Brycheiniog National Park. Believed to date from the early 17th century, the property is rich in character and architectural interest, combining traditional stone and rendered elevations beneath a slate roof. The accommodation extends to provide well-proportioned family living space, retaining an abundance of period character throughout. Whilst the interiors would now benefit from a degree of modernisation and sympathetic refurbishment, the property offers an exceptional opportunity to create a distinguished country home, perfectly balancing contemporary comforts with its historic heritage.

The property is approached via a generous courtyard providing ample parking and stone garaging, the farmhouse enjoys attractive gardens and a delightful rural outlook, with views across the surrounding Bannau Brycheiniog National Park and Black Mountains. The accommodation is more particularly described as follows:

Rear Porch

3.08m x 2.20m (10'1" x 7'2")

With a quarry tiled floor, window overlooking the rear aspect and a door leading through to the principal accommodation.

W/C

2.15m x 2.03m (7'0" x 6'7")

Comprising a wash hand basin and WC, quarry tiled floor, radiator, window to the rear elevation and ceiling hatch to attic space.

Utility

3.16m x 2.24m (10'4" x 7'4")

With a door and window to the front elevation.

Kitchen/Breakfast Room

6.61m x 6.37m (max) (21'8" x 20'10" (max))

With exposed ceiling beams, a solid fuel Rayburn, fitted wall and base units with integrated electric oven and hob, and windows to the front and side elevations. Double doors lead to the side elevation onto a patio area.

Reception Room
5.67m x 5.59m (18'7" x 18'4")
With 16th-century oak floorboards and oak wall panelling, an inglenook fireplace with wood-burning stove and stone overmantel, together with exposed ceiling timbers. A door leads to the front elevation, with windows to both the front and rear elevations.

Sitting Room
5.59m x 2.74m (18'4" x 8'11")
With exposed oak floorboards and wall panelling, an open fireplace with stone surround and exposed ceiling timbers, together with windows to the front and rear elevations.

Central Hallway
With door to front elevation and staircase rising to the first floor.

Upstairs Hallway
A spacious landing providing access to the bedroom accommodation and family bathroom, with carpet flooring, exposed ceiling timbers and Velux windows.

Main Bedroom
6.39m x 5.72m (20'11" x 18'9")
With carpet flooring, radiator, built-in wardrobes, together with windows to the front and rear elevations. Double doors open onto a timber balcony, affording views across the surrounding countryside.

Bedroom
5.71m x 3.50m (18'8" x 11'5")
With carpet flooring, exposed ceiling timbers, vaulted ceiling, feature stone fireplace recess and a window to the front and rear elevation.

Bedroom
4.87m x 4.08m (max) (15'11" x 13'4" (max))
With carpet flooring, exposed ceiling timbers, vaulted ceiling with Velux window, wash hand basin and radiator.

Bathroom
Comprising carpet floor with bath, shower, basin and toilet.

Buildings
Middle House Farm benefits from a useful range of traditional farm buildings situated to the north of the farmhouse, together with a separate yard area providing independent access and operational flexibility. In addition, there is a stone-built range adjacent to the farmhouse comprising garaging, stabling and stores, offering excellent ancillary accommodation suitable for a variety of agricultural, equestrian and general storage purposes (subject to the necessary consents).

Traditional Building
Comprising an L-shaped traditional farm building of stone and block construction beneath a corrugated sheet roof. Historically utilised for livestock housing and general storage, the buildings benefit from independent access directly from the council-maintained road via a separate yard area. Offering considerable versatility, the range presents potential for a variety of agricultural, equestrian, commercial or alternative uses, subject to the necessary consents.

Garage & Stables
A traditional stone-built outbuilding under a slate roof, comprising two stables, a garage with adjoining concrete apron and two useful stores, providing excellent ancillary accommodation for equestrian, agricultural or general storage purposes.

The Land
The land extends to approximately 75.90 acres in total, comprising productive pasture divided into a series of interconnecting field parcels. Classified as predominantly Grade 2 and 3 under the provisional agricultural land classification, the land has been utilised for grazing livestock, offering strong stocking capabilities and secure boundaries formed by mature mixed-species hedgerows and post-and-wire fencing. Access is taken directly from the council-maintained road via the yard to the north of the farmhouse. There is also direct road frontage access into field parcel 0991.

A small area of established woodland enhances both the ecological and visual appeal of the holding. The land provides a versatile opportunity for commercial agriculture, alongside potential for environmental or diversification schemes, subject to the necessary consents.

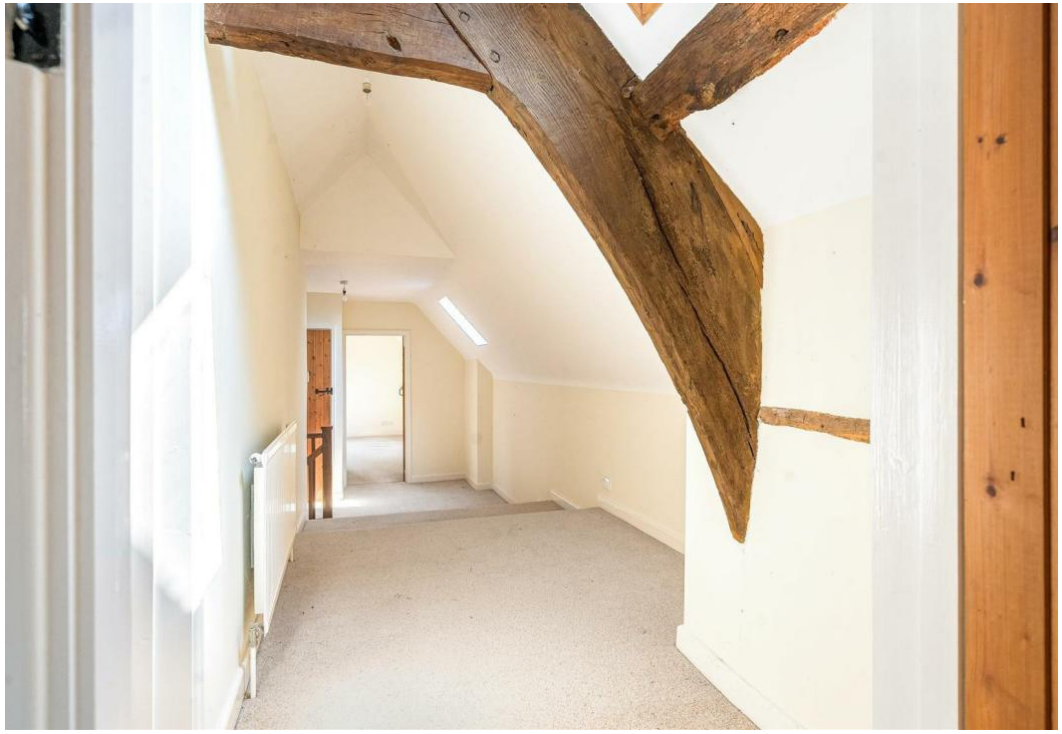
Energy Performance Certificate
Middle House Farmhouse has an energy performance rating of an F.

Council Tax Band
Middle House Farm is a band G for council tax.

Services
Middle House Farmhouse is connected to mains water, main electricity, propane gas and foul drainage is to a septic tank.
Mobile signal/coverage - Varying coverage available from the following providers: EE, O2, Three, Vodafone.

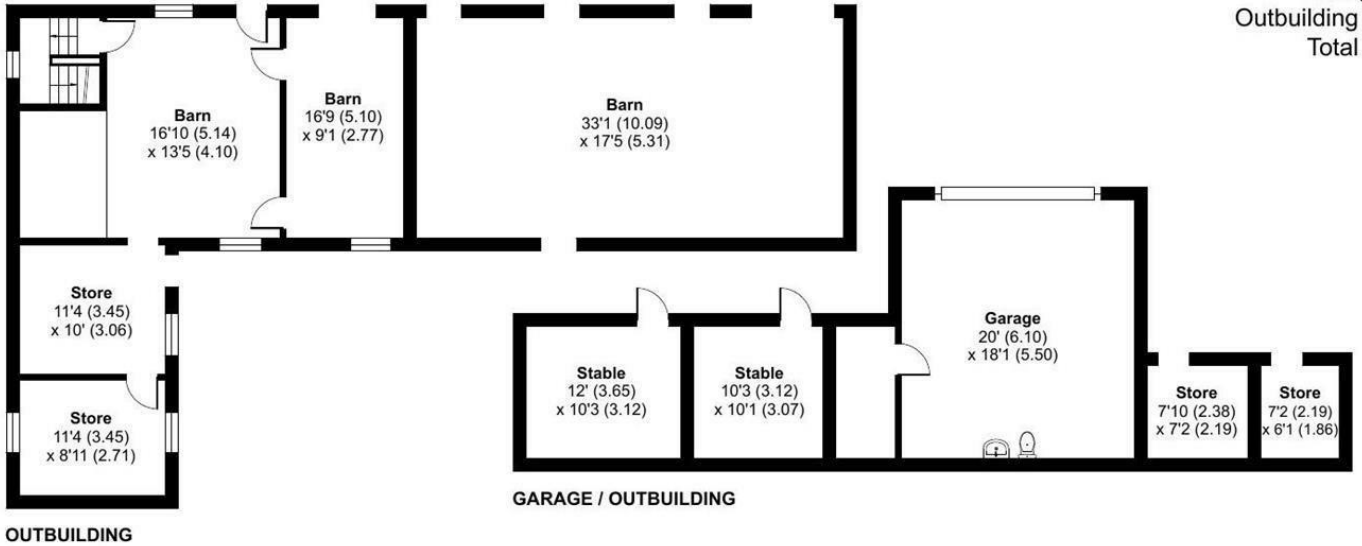
Access
The property is accessed via the council maintained road known as Green Lane.

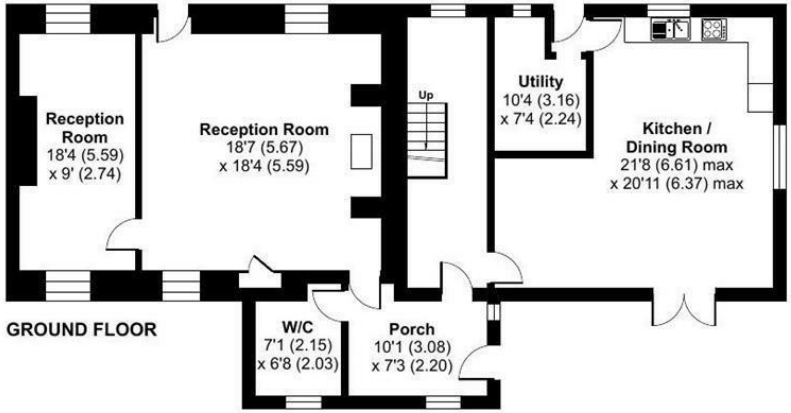
Tenure
The property is sold freehold, with vacant possession upon completion.

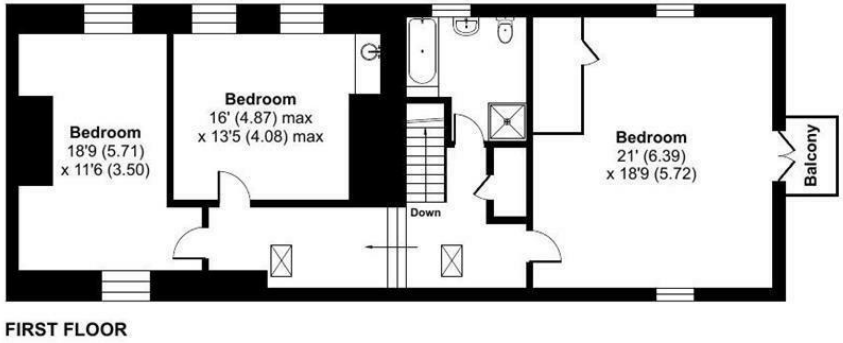


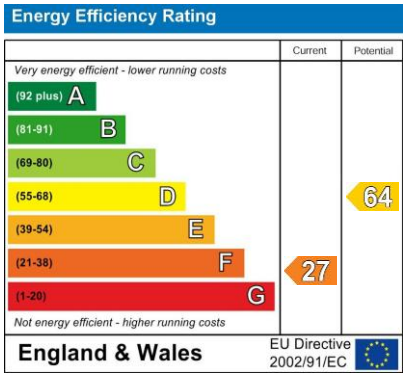
MIDDLE HOUSE FARM

Approximate Area = 2476 sq ft / 230 sq m
Garage = 413 sq ft / 38.4 sq m
Outbuilding = 1592 sq ft / 147.9 sq m
Total = 4481 sq ft / 416.3 sq m
For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sunderlands. REF: 1504159

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Designations
The land is sold subject to the Control of Agricultural Pollution (Wales) Regulations, which apply to all agricultural land in Wales.

Wayleaves, Easements & Rights of Way
The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way whether declared or undeclared. There are public rights of way crossing the land at Middle House Farm.

Timber, Sporting & Mineral Rights
All standing timber, mineral rights or any sporting rights, if owned, are included in the sale of the land.

Boundaries & Fencing
The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Mode of Sale
Middle House Farm is being offered for sale as a whole by Private Treaty. Prospective Purchasers should carry out their own enquiries with Powys County Council and other Authorities before making an offer. All offers should be reported to the selling agents.

Guide Price
Offers in the region of £1,000,000

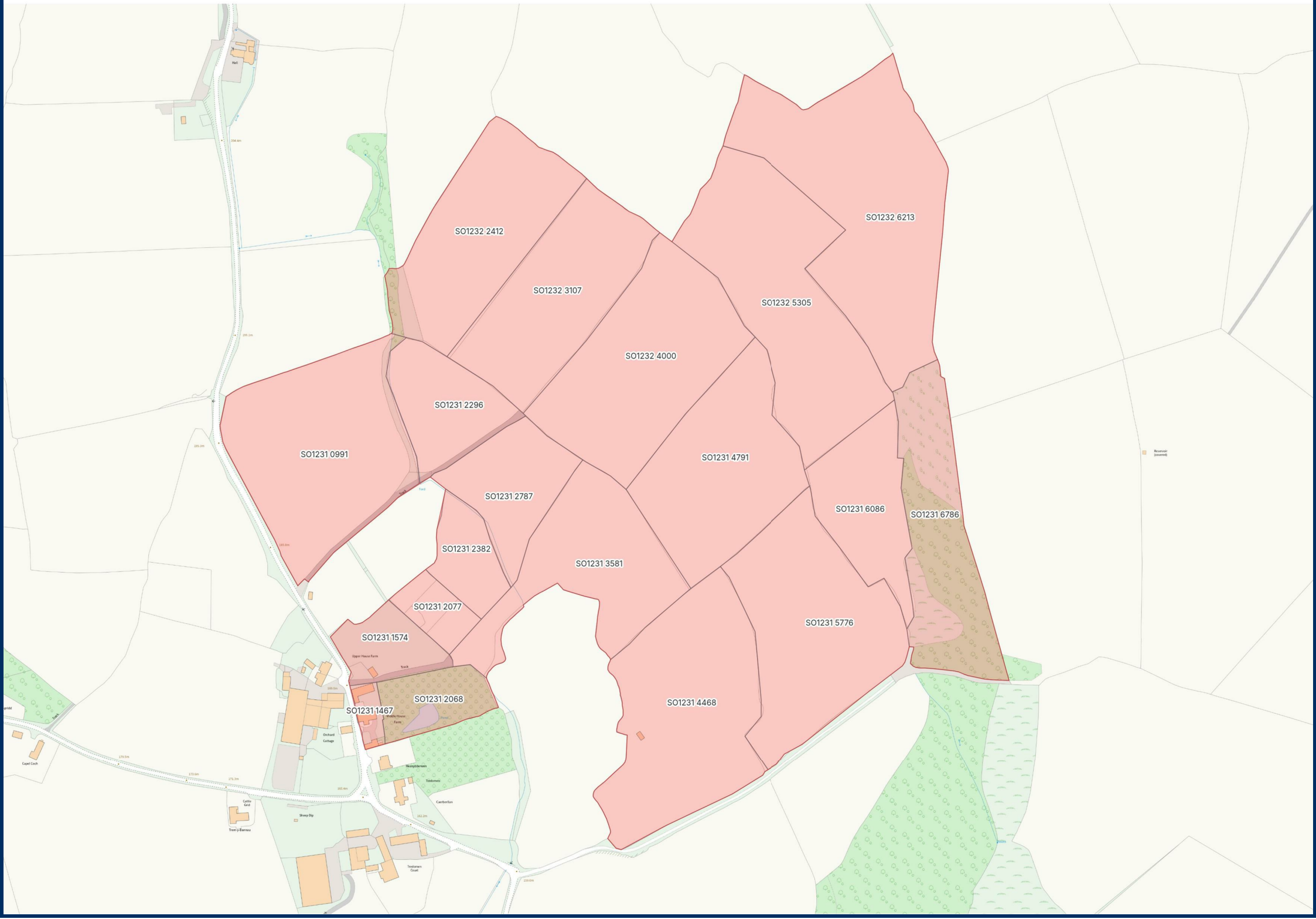
Planning
No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Local Authority & Public Utilities
Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Dwr Cymru Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT
National Grid Electricity Distribution plc, Avonbank, Feeder Road, Bristol, BS2 0TB

Viewing
Viewing strictly by appointment with the selling agent only.
Matthew Nicholls on 07811 521267
Hay-on-Wye Office on 01497 822522

Field Schedule

Middle House Farm		ha est.	ac est.
SO1231 1467	House & Buildings	0.14	0.34
SO1231 2068	Orchard & Pond	0.54	1.34
SO1231 1574	Pasture	0.53	1.30
SO1231 2077	Pasture	0.32	0.80
SO1231 2382	Pasture	0.51	1.27
SO1231 0991	Pasture	2.61	6.46
SO1231 2787	Pasture	0.97	2.40
SO1231 2296	Pasture	0.92	2.28
SO1232 2412	Pasture	2.02	4.98
SO1232 3107	Pasture	1.91	4.71
SO1232 4000	Pasture	2.46	6.08
SO1231 3581	Pasture	1.76	4.36
SO1231 4791	Pasture	2.07	5.12
SO1231 4468	Pasture	2.64	6.52
SO1231 5776	Pasture	2.44	6.03
SO1231 6086	Pasture	1.12	2.76
SO1231 6786	Woodland	1.71	4.23
SO1232 5305	Pasture	2.75	6.79
SO1232 6213	Pasture	3.29	8.13
TOTAL		**30.72**	**75.90**


SO1232 2412
SO1232 3107
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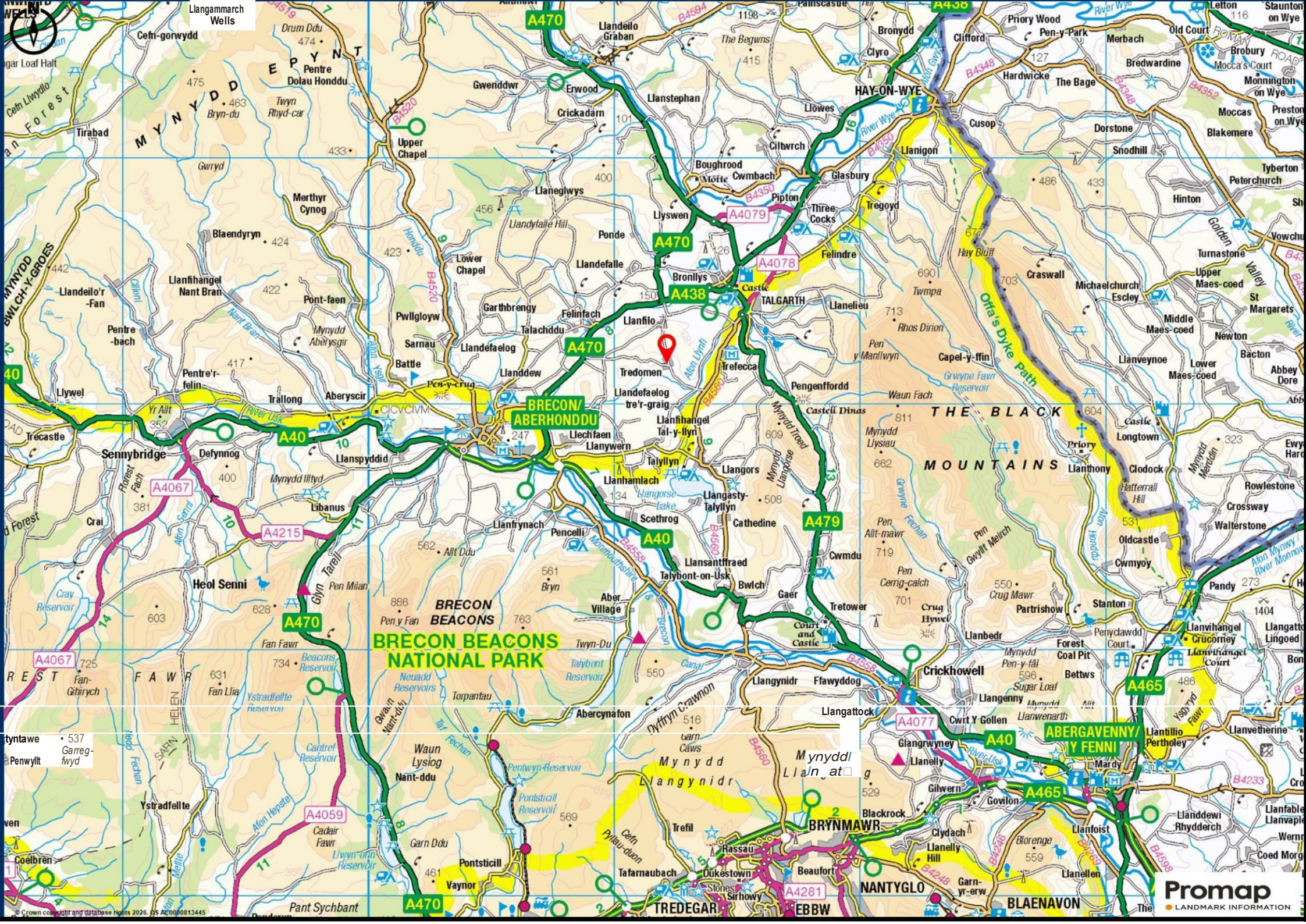
SO1231 6086
SO1231 6786
SO1231 2382
SO1231 3581
SO1231 2077
SO1231 1574
SO1231 5776
SO1231 2068
SO1231 1467
SO1231 4468
Upper House Farm
Track
Ford
Middle House Farm
Pond
Orchard Cottage
Capel Coch
Cattle Grid
Tren-y-Bannau
Sheep Dip
Tredomen
Caerberllan
Tredomen Court
Reservoir (covered)


Llangammarch Wells
A470
Llandeilo Graban
The Begwns
Bronydd
Clyro
Clifford
Priory Wood
Pen-y-Park
Letton
Staunton on Wye
Old Court
Merbach
Brobury
Mocca's Court
Bredwardine
Hardwicke
The Bage
Monnington on Wye
HAY-ON-WYE
River Wye
Cusop
Dorstone
Moccas
Blakemere
Preston on Wye
Snodhill
Llanigon
Tyberton
Peterchurch
Hinton
Golden Valley
Turnastone
Vowchurch
Upper Maes-coed
Michaelchurch Escley
Craswall
Hay Bluff
Offa's Dyke Path
St Margarets
Middle Maes-coed
Newton
Bacton
Abbey Dore
Llanveynoe
Lower Maes-coed
Capel-y-ffin
Pen y Manllwyn
Rhos Dirion
Twmpa
Llanelieu
Felindre
Three Cocks
Tregoyd
Glasbury
Pipton
A4079
Boughrood
Cwmbach
Ciltwrch
Llowes
Llanstephan
Erwood
Gweniddwr
Crickadarn
Upper Chapel
B4520
Drum Ddu
Pentre Dolau Honddu
Cefn-gorwydd
Tirabad
MYNYDD EPYNT
Forest
Bryn-du
Twyn Rhyd-car
Gwryd
Merthyr Cynog
Blaendyryn
Llandeilo'r -Fan
Llanfihangel Nant Bran
Pentre -bach
Pont-faen
Lower Chapel
Llaneglwys
Llandyfaelle Hill
Ponde
Llyswen
Llandefalle
Bronllys
Castle
A438
TALGARTH
Garthbrengy
Felinfach
Talachddu
Pwllgloyw
Sarnau
Llandefaelog
Llanfilo
Battle
Llanddew
Tredomen
Trefecca
Pen-y-crug
Pentre'r-felin
Llywel
Trallong
Aberyscir
CICVCIVM
BRECON/ ABERHONDDU
Llandefaelog tre'r-graig
Llanfihangel Tal-y-llyn
Llechfaen
Llanywern
Pengenffordd
Waun Fach
Castell Dinas
THE BLACK MOUNTAINS
Mynydd Troed
Mynydd Llysiau
Priory
Longtown
Llanthony
Clodock
Hatterrall Hill
Rowlestone
Crossway
Walterstone
Oldcastle
Cwmyoy
Pandy
Trecastle
Sennybridge
Defynnog
Llanspyddid
Mynydd Illtyd
Libanus
Crai
Llanhamlach
Talyllyn
Llangors
Llangasty-Talyllyn
Llangorse Lake
Scethrog
Cathedine
Llanfrynach
Pencelli
Llansantffraed
Talybont-on-Usk
Bwlch
Gaer
Tretower
Cwmdu
Pen Allt-mawr
Pen Cerrig-calch
Crug Hywel
Crug Mawr
Partrishow
Stanton
Llanvihangel Crucorney
Llanvihangel Court
Llangattock Lingoed
Penyclawdd Court
Forest Coal Pit
Bettws
Llanbedr
Court and Castle
Aber Village
Heol Senni
Cray Reservoir
Pen Milan
Pen y Fan
BRECON BEACONS
BRECON BEACONS NATIONAL PARK
Fan Fawr
Beacons Reservoir
Neuadd Reservoirs
Talybont Reservoir
Twyn-Du
Torpantau
Llangynidr
Ffawyddog
Crickhowell
Sugar Loaf
Llangenny
Llanwenarth
Llangattock
Cwrt Y Gollen
Glangrwyney
Llanelly
Gilwern
Govilon
Mardy
ABERGAVENNY/ Y FENNI
Llantillio Pertholey
Llanvetherine
Llanfoist
Llanellen
Llanddewi Rhydderch
Coed Morgan
Blorenge
Llanelly Hill
Clydach
Blackrock
BRYNMAWR
Beaufort
Dukestown
Rassau
Trefil
Tafarnaubach
Sirhowy
Stones
TREDEGAR
EBBW
NANTYGLO
BLAENAVON
Abercynafon
Nyffryn Crawnon
Garn Caws
Mynydd Llangynidr
Mynydd Llangattock
Waun Lysiog
Nant-ddu
Pentwyn Reservoir
Pontsticill Reservoir
Garn Ddu
Pontsticill
Vaynor
Cadair Fawr
Llwyn-onn Reservoir
Ystradfellte
Cantref Reservoir
Ystradfellte Reservoir
Coelbren
Pant Sychbant
Penderyn
Penwyllt
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Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

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 representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Misinterpretation 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 services 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 prospective purchasers are recommended to obtain an independent survey report on this property.

Directions

From Hay-on-Wye, proceed south on the A438 towards Brecon for approximately 5 miles before turning right signposted Talgarth. Continue into Talgarth and, upon leaving the town, follow the minor road signposted towards Tredomen. Continue for approximately 1.5 miles into the hamlet of Tredomen, where Middle House Farm will be found within the village.

What3words ///relieves.else.kite

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Residential Rural Commercial

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www.sunderlands.co.uk

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Zoopla.co.uk Smarter property search

RICS

The Property Ombudsman

NAEA

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