



Pentregwyn Farm, Brecon, LD3 9LY

HARRIS & BIRT

A high quality upland farm standing in about 120 acres of ring fenced pasture with mixed woodland, which includes farmyard and buildings. The property which lies 9 miles west of Brecon enjoys views of the exceptionally pretty Llanfihangel Nant Bran valley which is a tributary of the river Usk, in an area of outstanding landscape value.

The farm enjoys a south westerly aspect and rises from the river Bran to the foothills at the top of the farm.

Briefly the property comprises a stone built, detached, four bedroom farmhouse which has been modernised and extended some years ago, together with a detached stone barn split into two superb two bed/ two bath holiday lets, which combined with the farmhouse offer almost 5,000 sqft. There is an extensive range of farm buildings, as detailed later in the particulars.

The location offers outstanding views over miles of beautiful countryside. The hamlet of Llanfihangel Nant Bran is 0.75 miles away, whilst Sennybridge with local facilities is about 5 miles. Brecon, about 9 miles away, offers a more extensive range of activities and attractions including golfing, cycling, gaming, horse riding and even alpaca walking. Brecon in itself offers excellent primary schools, catchment to Brecon Comprehensive School & Christ College Public School.

The Farmhouse

Hallway 15'2" x 9'3" (4.64 x 2.84)

Herringbone brindle tiled flooring. Dogleg stairway to first floor. Window to rear.

Living Room 23'5" x 16'2"ax (7.15 x 4.95max)

A well proportioned principal reception room with two south facing windows. Enjoying views over the valley to the hills opposite. Beamed ceiling. Massive stone lined inglenook fireplace with Jotul wood burning stove set on flagstone hearth with oak beam over.

Sitting Room 16'8" x 11'3" (5.10 x 3.44)

A wonderfully light room with two velux roof lights set into high pitched and beamed ceiling and big picture windows on three sides enjoying garden and countryside views.

Kitchen/Dining Room 21'5" x 11' (6.53m x 3.35m)

Herringbone brindle tiled flooring. Well fitted with a range of built in units finished in country cream with parquet style wood surfaces. Features include built under double drawer fridge unit, Bosch dishwasher, Franke 1.5 bowl sink unit, Rangemate Professional stainless steel electric range with backplate. Wide stainless steel extractor over. Good sized shelved pantry with window. Dining area features Rayburn Range finished in claret and set into recess. Plenty of space for breakfast table and chairs.

Shower Room/Utility Room 8'9" x 7'2" (2.67m x 2.18m)

Herringbone brindle tiled flooring. Shower enclosure fitted with Triton shower. Belfast sink. Space and plumbing for washing machine. Doorway to cloakroom fitted with low level WC. Opaque glazed window. Back doorway from utility leads to the side yard.

First Floor

Bedroom One 16'6" x 10'4" (5.05 x 3.15)

A large bedroom enjoying wide ranging countryside views to the front. Flush fitted double cupboards. Wash hand basin.

Bedroom Two 10'11" x 10'4" (3.34 x 3.16)

Wide ranging rural front views. Wash hand basin.

Bedroom Three 14'4" x 10'10" (4.38 x 3.32)

Also enjoying those wonderful views. Two double fitted floor to ceiling wardrobes. Wash hand basin.

Bedroom Four 9'6" x 9'6" (2.91 x 2.91)

Views to side. Wash hand basin.

Bathroom 9'6" x 7'9" (2.90m x 2.36m)

Suite in white comprising bath with hand shower, pedestal wash hand basin with tiled splashback. Pitched ceiling. Window to rear. Large airing cupboard.

WC

Suite in white comprising low level WC and wash hand basin. Opaque glazed window.

Upper Bull Pen

Ground Floor

Entrance Lobby

Front door. Cupboard housing the Grant oil fired boiler which heats the hot water and central heating system for Upper Bull Pen.

Lounge/Dining Room 21'9" x 16'5" (6.64 x 5.01)

Two windows to side courtyard. Two windows to rear courtyard. Beamed ceiling. Double turn stairway to galleried landing.

Kitchen/Breakfast Room 24'0" x 10'11" (7.34 x 3.33)

Well fitted with an extensive range of matching wall and base units finished in country cream with marble effect work surfaces and tiled splashbacks. Blomberg dishwasher. Washing machine. Stainless steel 1.5 bowl sink unit. Built under oven. Four ring electric hob. Filter in canopy over. Freestanding fridge/freezer. Inset ceiling lighting. Three windows overlooking rear courtyard. Illuminated stone recess features.

Suite Bedroom One 16'4" x 12'5" (5 x 3.8)

Windows to either side. Inset ceiling lighting. Double fitted wardrobe. Ensuite is;

Suite Bathroom One

Modern suite in white comprising pedestal wash hand basin with tiled splashback. Low level WC. Semi circular glazed shower cubicle fitted with Matki rain head and hand shower. Radiator/Towel rail. Extractor. Opaque glazed window.

First Floor

Landing

Double turn stairway from lounge/dining room. Attractive views. Access to roof storage space.

Sitting Room 17'5" x 16'11" (5.31 x 5.18)

A wonderful room which could be used as a third bedroom. Boarded floor. High pitched and beamed ceiling. Low level velux window to both sides provide attractive views. Cast iron wood burning stove set on slate hearth. Glazed double doors lead out to the large decked terrace and provide further wide ranging countryside views.

Suite Bedroom Two 16'4" x 10'11" (4.99 x 3.35)

Two velux windows. Beamed ceiling. Range of cupboards and shelving. Ensuite is:

Suite Bathroom Two

Suite in white comprising double ended bath and low level WC and feature wash hand basin. Tiled splashbacks. Radiator/towel rail. Velux window.

Lower Bull Pen

Ground Floor

Cloakroom

Suite in white comprising low level and pedestal wash hand basin with tiled splashback. Beamed ceiling. Tiled flooring. Extractor.

Living Room 15'6" x 12'3" (4.73 x 3.74)

Beamed ceiling. Inset ceiling lighting. Feature stone wall. Cast iron wood burning stove set on slate hearth. Shelved recess. Doorway to outside.

Dining Room 15'6" x 19'0" (4.73 x 5.81)

Semi open plan with the living room with central double turn stairway leading to first floor. Windows on two sides including big picture with views across the valley. Split level tiled floor. Beamed ceiling. Inset ceiling lighting. Illuminated stone wall feature.

Kitchen/Breakfast Room 20'4" x 11'0" (6.2 x 3.36)

Well fitted with an extensive range of matching wall and base units finished country cream with marble effect work surfaces and tiled splashbacks. Features include built under electric oven with four ring electric hob over and with filter set into canopy over. Neff washing machine. Bosch dishwasher. 1.5 bowl single drainer sink unit. Range of matching wall cupboards. High pitched ceiling with inset ceiling lighting. Tiled flooring. Doorway to side leading to parking area. Cupboard housing Grant oil fired boiler which heats the central heating system and hot water supply.

First Floor

Landing

Double turn staircase from ground floor. Beamed ceiling. Velux window.

Suite Bedroom One 17'1" x 15'2" (5.22 x 4.63)

Beamed ceiling with inset ceiling lighting. Two velux windows. Range of built in wardrobes. Ensuite is:

Suite Bathroom One

Modern suite in white comprising timber panelled bath with central taps, low level WC and pedestal wash hand basin. Velux windows. Exposed beams. Tiling around bath and basin. Tiled flooring. Radiator/towel rail.

Suite Bedroom Two 16'3" x 15'11" (4.96 x 4.86)

Big picture window enjoying wonderful wide ranging views over the valley. Two velux windows. Range of built in cupboards. Ensuite is;

Suite Bathroom Two

Suite in white comprising low level WC, pedestal wash hand basin with tiled splashbacks. Curved corner shower cubicle. Velux window. Inset ceiling lighting. Tiled floor. Extractor.

Outside

From the country lane, the tarmac driveway gently winds its way up to the farmhouse to the courtyard to the front of the farmhouse. To the left is a densely stocked bank which is part of the delightfully mature gardens which stretch around to the rear of the farmhouse and enjoy spectacular views. The upper part of the garden is natural with a copse of well spaced trees allowing plenty of light. Two small mountain streams winding their way down through the garden joining at the bottom and then culverted. Two bridges, one of them grassed, cross the streams providing access all around the gardens. Decked sitting area. Water garden feature. Side garden is laid principally to lawn and fenced to side meadow and stunning views. Paved sitting area and circular sitting area laid to crushed slate. From the courtyard the driveway continues around to the other side of the Bull Pens providing private out of sight parking for both. Each Bull Pen has its own outside area including terraces to sit out and enjoy the wonderful views and a shared play area for young children. Upper Bull Pen has its own outside hot tub. From the front courtyard, there is vehicle access to the farm buildings that listed below including the barns immediately across the courtyard from the farmhouse which are currently used as garages.

Farm Buildings and Land

Pentregwyn Farm offers an outstanding opportunity to purchase a substantial upland of agricultural land complete with a range of modern agricultural buildings. Until recently a highly successful beef suckler unit, Pentregwyn farm offers a complete package for any prospective commercial or amenity purchasers.

Cattle Building 59'8" x 34'9" (18.2 x 10.6)

Steel portal frame building currently used as storage however previously used to house cattle in cubicles with space for up to 21 cows and calves. Wide access doors together with concrete flooring and outside yard space.

Silage Pit 59'8" x 34'9" (18.2 x 10.6)

An exceptional covered silage pit with wide access and easy tipping. Facilities allow self-feeding from adjoining cattle buildings and yarded area.

Open Fronted Cattle Building 59'8" x 15'1" (18.2 x 4.6)

A standalone open fronted cattle building with Open Plan internals used for housing cattle. The building benefits from an open sided feed passage together with concrete floor and cantilever.

Pole Barn

A pole barn/French style building currently being used for machinery and wood storage with potential to house livestock if desired.

Sheep Building 74'9" x 44'11" (22.8 x 13.7)

An outstanding sheep building comprising of internal feed passages wide access doors and concrete flooring situated on the edge of small paddocks and adjacent concrete handling yard.

Second Silage Pit 59'8" x 30'10" (18.2 x 9.4)

Steel portal frame building with extremely high concrete walls and eaves, recent construction with cladding and roofing being in extremely good condition. The building also benefits from concrete flooring and wide access, as well as being situated away from the main dwelling and holiday cottages.

Land

Pentre Gwyn Farm comprises of approximately 126 acres of permanent pasture a mixed woodland situated in two separate parcels. A small parcel circa 9.8 acres is situated south-west of the farmstead with the remaining c.116.2 acres situated around Pentre Gwyn House, Holiday Cottages and buildings. The land benefits from mains water supply, well-maintained internal fencing and mature hedgerows. The land is currently let subject to a grazing and moving license expiring 16th of December 2021. The land is made up of approximately 106.4 acres of permanent pasture in excellent condition with approximately 19.6 acres of mixed woodland. A small section of woodland is currently managed under a special site of scientific interest agreement (SSSI), due to be renewed in 2023. Further details of which can be obtained from the office. Pentre Gwyn Farm also benefits from common grazing rights, further details of which can be obtained on request. 2021 Basic Payment Scheme (BPS) is not included in the sale. BPS entitlements are not included, however are available by separate negotiation. On the back page of these details is an aerial photograph showing most of the land but please be aware that the red line is an approximation only and there is an additional area of land on the left hand side. An accurate site plan is available from our office.

Services

Mains water and electricity. No gas. Drainage to separate cesspits for main house and bull pens. Oil fired central heating with separate Grant boilers for Upper Bull Pen and Lower Bull Pen. Rayburn in the kitchen heats the ground floor of the farmhouse. Principally double glazed.

Directions

On the south western outskirts of Brecon where the A470 meets the A40, take the A40 road in the direction of Llandovery and drive exactly 3 miles from the roundabout, turn right by the bus shelter signposted Llanfihangel Nant Bran. Cross the river Usk. At the T junction turn right. Turn first left (grass triangle) and proceed for about 4 miles on this road passing through the hamlet of Soar on your way and you will come to the driveway entrance on your right hand side signposted Pentregwyn and The Bull Pens.

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Pentregwyn Farmhouse Ground Floor



First Floor

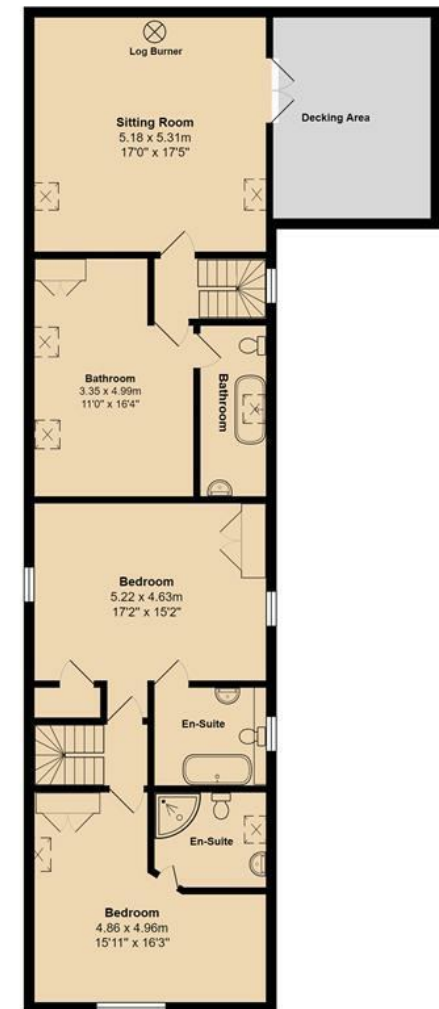


Upper Bull Pen Ground Floor



Lower Bull Pen Ground Floor

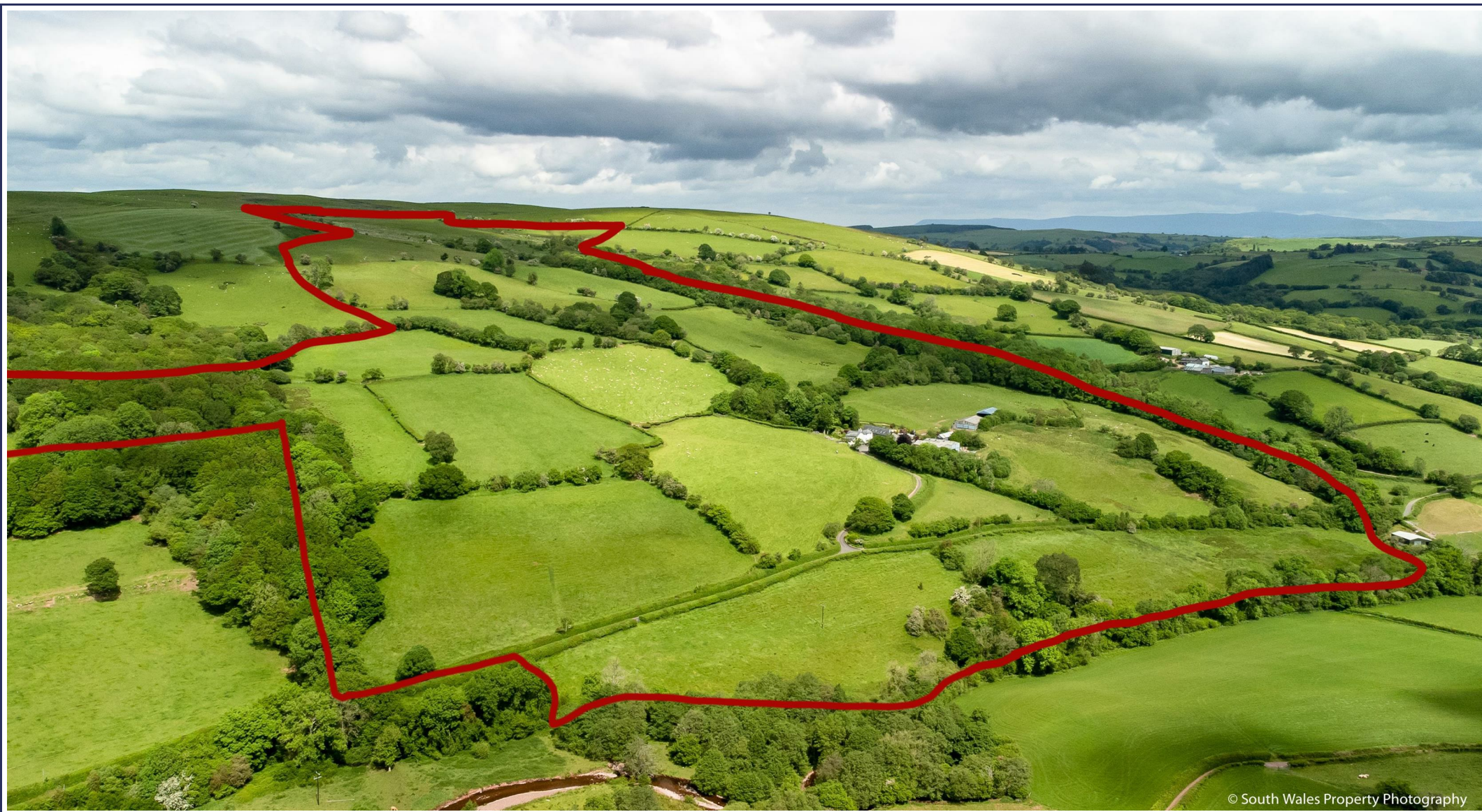
Upper Bull Pen 1st Floor



Lower Bull Pen 1st Floor

Total Area: 462.1 m² 4974 ft²

Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	37		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		