



Old Pengoyffordd | Trefeitha | Brecon | Powys | LD3 0RN

Guide Price £530,000 Freehold

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Old Pengoyffordd, Trefeitha, Brecon

A 4/5 Bedroom detached 17th Century Farmhouse/Small Holding with approximately 11 acres of land with a wealth of original features in a rural location with magnificent views of The Brecon Beacons mountain range.

Old Pengoyffordd is a beautifully located 4/5 bedroom detached farmhouse/small holding approximately 5 miles from Brecon town centre in a rural location. The property benefits from many original features to include, flag stone flooring, original wooden floorboards, exposed beams and timbers with the added advantage of being able to enjoy magnificent views of the Pen-y-Fan and the Brecon Beacons mountain range. Available with approximately 11 acres of land.

The historic market town of Brecon offers a good number of location amenities to include, banks, building societies, supermarkets, a theatre, a cinema and a sport leisure complex.

There are good road links from the A470 providing easy access by car to Hereford, Abergavenny, Merthyr Tydfil, Cardiff, Swansea, Bristol and further afield. The M4 London link is only approximately 30 miles from Brecon.

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Hall - 11'5" x 10'6" (3.48m x 3.2m)

Decorative ceiling rose coving and coved ceiling, original mixed quarry tiled floor, radiator. Partially carpeted and exposed wooden stair case leading to the first floor and rear hall with flag stone flooring which leads through to the under stairs storage cupboard and the kitchen.

Lounge/Diner - 17'11" x 16'4" (5.46m x 4.98m)

Good sized room with high ceiling and sash window to front aspect with working original shutters and window to rear aspect. Flag stone and wooden flooring with one exposed natural stonewall with wood burning stove set on a stone hearth with solid stone recessed mantel over. Exposed beams and timbers, and door to under stairs storage cupboard.

Living Room - 18'1" x 14'4" (5.51m x 4.37m)

With a high ceiling and a sash window to front aspect complete with original shutters, inset fireplace with stone hearth and wood burning stove with wooden mantel and surround. Exposed floor boards, radiator, door to Utility Room/Secondary Kitchen and double doors leading to...

Conservatory - 13' x 8'2" (3.96m x 2.5m)

With uPVC double glazing to two sides complete with a two sets of French doors leading out onto the beautiful well maintained garden with open views across to Pen-y-Fan and the Brecon Beacons mountain range. Ceramic tiled flooring and electric wall mounted heater.

Farmhouse Kitchen - 15'2" x 14'3" (4.62m x 4.34m)

With window to side aspect and door to rear patio, an array of cream fitted and bespoke all and floor units with worktops, two round sinks with period style mixer tap, plumbing for dishwasher, housing of the LPG fired combination boiler, gas fired Rayburn, flag stone flooring and partially tiled walls. Door leading to the...

Breakfast Room/Snug - 19'1" x 12'9" (5.82m x 3.89m)

With window to side aspect enjoying views out across the garden towards the mountain range, wood burning stove with stone hearth, wooden surround and mantel with ceramic tiled floor.

Utility Room/Secondary Kitchen - 11'11" x 6'11" (3.63m x 2.1m)

With a small window to side aspect, double stainless steel sink with a tiled worktop, plumbing for washing machine and space for white goods with ceramic tiled floor and a further door leading back into the Living Room.

Rear Porch - 9' x 6'10" (2.74m x 2.08m)

Accessed from the rear patio or from the Breakfast Room, this rear porch has a small window to side aspect, ceramic tiled flooring with space for cloak storage and white goods with a door to...

Separate WC - 9'3" x 4' (2.82m x 1.22m)

With window to side aspect looking out across the garden, with a ceramic sink inset in a slate tiled worktop, low flush WC and ceramic tiled flooring.

A partially carpeted - stair case leads to a half way landing with feature window to side aspect and a door to a short stair case which in turn enters you into...

Study/Bedroom 5 - 11'5" x 6'11" (3.48m x 2.1m)

With a window to rear aspect.

Landing - Exposed wooden floorboards and a loft hatch.

Bedroom 1 - 12' x 11'4" (3.66m x 3.45m)

With a sash window to front aspect enjoying magnificent views across to the Brecon Beacons mountain range across the front lawned garden, coved ceiling, radiator, wash hand basin and carpet.





Bedroom 2 - 15'1" x 7'7" (4.6m x 2.31m)

With a sash window to front aspect enjoying views, radiator, coved ceiling, corner wash hand basin and carpet.

Bedroom 3 - 14'5" x 12'10" (4.4m x 3.91m)

With a sash window to front aspect once again with hill views, feature fireplace with metal grate and wooden surround with mantel on a flag stone hearth, coved ceiling, pedestal wash hand basin, radiator and carpet.

Bedroom 4 - 14'2" x 11'4" (4.32m x 3.45m)

With window to side aspect and two windows to rear, loft hatch, radiator, carpet and door to....

WC - 4'11" x 4'1" (1.5m x 1.24m)

With window to rear aspect, wash hand basin, low flush WC, vinyl flooring and doors to the airing cupboard.

Walk-in Wardrobe - 6'9" x 4' (2.06m x 1.22m)

Good sized space easily used as a potential walk-in wardrobe off of Bedroom 4.

From the Landing - an exposed floor boarded hall with a loft hatch leads to....

Family Bathroom - 13' x 12'8" (3.96m x 3.86m)

Good sized room with a window to side aspect with garden and hill views, white suite comprising roll-top claw foot bath, fully tiled shower cubicle with electric shower over, low flush WC, ceramic wash hand basin, vinyl flooring, radiator and doors to a built-in airing cupboard.

Further Bathroom - 8'3" (2.52m) x 7'3" (2.22m) (L-shaped)

with window to side aspect, roll-top bath, wash hand basin, low flush WC, vinyl flooring and radiator.

Outside - To the rear side of the property there is private parking and pedestrian access through to a private rear courtyard area with low stone retaining walls and an elevated patio. A path leads to the side garden, which is lawned and offers a vegetable patch with stepping-stones leading to the outbuildings and acreage, which we have been informed, is approximately 11 acres. Lawned gardens lie to the front and side of the property with a mature orchard, rose beds and wide selection of trees and shrubs. The property can also be approached from the other side of the house, which offers parking for a good number of vehicles and horse boxes. The acreage is predominately made up of pastureland with a small wooded area.

Covered Car Port - 15'10" x 15'5" (4.83m x 4.7m)

of concrete block construction with metal corrugated apex roof.

Workshop/Store Room - 16'9" max x 15'5" (5.1m max x 4.7m)

Dual aspect windows with door to front.

Summer House - Seated on a concrete base with field views.

SERVICES: We are informed that the property is connected to Mains electricity and water with private drainage.

HEATING: LPG.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: G - £1835.77 p.a. 2009/2010

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: Exit Brecon along The Watton. At the round about take the first exit signposted for Hereford A470. Continue along this road and take the third exit on your right hand side signposted for Tredomen. Continue along this lane for approximately 1.5 miles where the property can be found on your left hand side as shown by our for sale board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01874 610 990

OPENING HOURS: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Friday, 26 February 2010

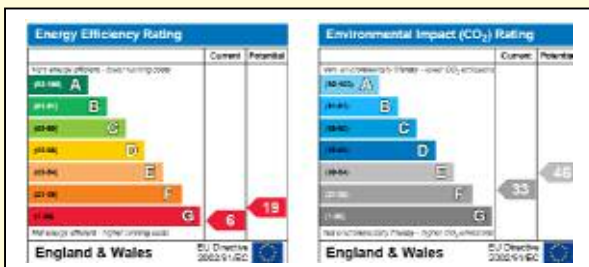
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MCCARTNEYS LLP

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