



# Pentwyn Uchaf

Crai, Brecon,  
Powys LD3 8YN

A beautiful smallholding located in the heart of the Brecon Beacons National Park, with cottage, outbuildings and grazing paddocks, and very easily accessible to the A4067 connecting to A40 / M4

- Very accessible location • Stunning elevated position with views •
- Detached cottage with adjoining traditional stone barn •
- Outbuildings and paddocks • In all approximately 3.85 acres •



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Situated in a private elevated position, at the end of its own drive, Pentwyn Uchaf enjoys a spectacular location and situation in the heart of the Brecon Beacons National Park. The property is easily accessible to the A4067, which connects directly to the A40 (north) or M4 (south).

Pentwyn Uchaf offers a beautiful smallholding with detached cottage with adjoining traditional stone barn along with enclosed garden, two detached useful outbuildings and two superb grazing paddocks.

Sennybridge – 4.0 miles

Brecon – 12.0 miles

Llandovery – 16.2 miles

Swansea – 27 miles

Abergavenny – 32 miles

## Location & Situation

Pentwyn Uchaf enjoys a beautiful location within the heart of the Renowned Brecon Beacons National Park. The property benefits from a very accessible location, being minutes from the A4067 which provides an excellent direct road connection to the A40 & M4.

The A4067 joins the A40 at Sennybridge, which has a good range of local facilities and amenities. More extensive shopping and leisure amenities, along with educational establishments are available at Brecon and Llandovery, or slightly further afield at Carmarthen or Swansea.

The property benefits from elevated position with 360 degree views all around over stunning open countryside. A very peaceful and tranquil position. A local tourism enterprise has a comprehensive list of local attractions and showcases the general location, view: [www.craivalleyecolodges.co.uk](http://www.craivalleyecolodges.co.uk)

## Pentwyn Uchaf

The dwelling comprises of a two storey detached period cottage, with slate roof and traditional painted stone elevations. The cottage possesses potential for further extension and /or the possibility of converting the adjoining traditional barn (subject to obtaining the necessary consents).



The existing accommodation comprises;

Front door opening into;

**Sitting Room** – feature stone fireplace with fitted woodburner; flagstone floor; spiral staircase to first floor; door to Kitchen and twin windows to front aspect;



**Kitchen** – with beautifully presented range of white finished wall and base units including integral stainless steel sink, fridge, freezer, dishwasher and ceramic hob. Electric oven; display cabinet; floor and wall tiles;



**Shower Room** – with enclosed electric shower cubicle, WC, pedestal wash hand basin and wall mounted ladder radiator;

Stairs to first floor accommodation;

**Bedroom 1** - double room with window to front aspect and radiator; door through to Bedroom 2;



**Bedroom 2** - small double bedroom with window to front aspect; radiator;





### Traditional Barn & Outbuildings

Adjoining the cottage is a traditional stone barn with cart door openings, and currently clad with a tin sheeted roof. This forms a useful building,, having recently been used as a carpenters workshop, and able to be utilised for stabling or storage. The barn has potential to be converted into additional residential or holiday let accommodation, subject to obtaining the necessary consents.



Situated to the north and east of the cottage are two detached tin clad outbuildings. The northern building comprises of a compact Dutch Barn with extended lean-too. The second building comprises a compact height lambing shed. Both buildings offer potential for adaption to a purchasers own requirements, or for replacement with new buildings.



### Garden & Paddocks

A level enclosed vegetable /lawn garden lies to the front aspect of the cottage. This is enclosed with a dry stone wall and provides a good level vegetable or lawned garden area. There are good areas of hardstanding around the property, including a concrete slab laid to the northern gable elevation of the cottage creating potential for a possible extension.

Lying either side of the cottage are two compact grazing paddocks, which are mainly level to gently sloping. These form good fields, ideally suited to small scale livestock, or equestrian use.

In all Pentwyn Uchaf as offered extends in total to approximately 3.85 acres. The vendors will consider the property being sold with less acreage.



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## Services

Pentwyn Uchaf is connected to electricity and mains water. Foul drainage to septic tank. Heating by way of electric central heating and woodburning stove in Sitting Room.

There is a Solar PV array on the rear roof elevation which provides electricity and a Feed in Tariff (FiT) payment with surplus electricity exported to the grid.

## Tenure

Freehold with vacant possession on completion.

## Local Authority

Powys County Council. Tel: 01597 826000.

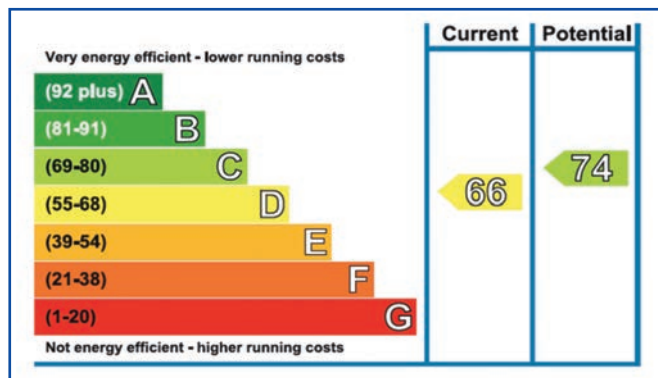
## Council Tax

Pentwyn Uchaf is understood to be classified as Band C for Council Tax.

## Wayleaves, Easements & Rights of Way

The property will be sold to, and with the benefit of, all existing wayleaves, easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these Particulars or not.

## Energy Performance Certificate Rating



## Viewings

Viewings strictly by appointment with the joint selling agents. Please contact Powells: 01600 714140 or Clee Tompkinson Francis: 01874 622480.



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## Sale Plan



## Directions

From the A40 at Sennybridge proceed south on the A4067 towards Crai for approximately 3.5 miles. Turn left at a grass triangle into a country lane, opposite a stone bus shelter on the opposite side of the road.

A red brick fronted cottage is on the junction. Proceed along this country lane for 0.3 mile and the entrance to Pentwyn Uchaf can be found on the left hand side.

## Important Notice

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