



# ABERCAR FARM

SENNYBRIDGE | BRECON | POWYS







# ABERCAR FARM

SENNYBRIDGE | BRECON | LD3 8RP

ABERCAR FARM OFFERS A SUPERB SMALL FARM SITUATED IN THE NORTH OF THE PICTURESQUE BANNAU BRYCHEINIOG (BRECON BEACONS) NATIONAL PARK, WITH TWO INDEPENDENT RESIDENCES INCLUDING A MODERN FOUR BEDROOM DORMER BUNGALOW, A WELL PRESENTED FIVE BEDROOM TRADITIONAL FARMHOUSE, TRADITIONAL BARN WITH POTENTIAL, A GOOD COLLECTION OF AGRICULTURAL BUILDINGS AND TWO RINGFENCED COMPARTMENTS OF GRASSLAND SET OUT OVER THREE DISTINCT LOTS EXTENDING IN TOTAL TO 49.25 ACRES (19.93 HECTARES).

## FOR SALE AS A WHOLE OR IN THREE LOTS

- Superb accessible location in a beautiful position within open countryside •
- Extensive well-presented detached characterful five bedroom farmhouse •
- Modern detached four bedroom dormer bungalow with detached garage •
  - Two traditional barns with potential for a range of possible uses (subject to planning) •
- Collection of modern agricultural buildings providing potential for a range of uses •
  - Two ringfenced compartments of good grazing pasture/fodder land and a compartment of woodland •
- Excellent appeal to agricultural, equestrian, development, recreation, conservation and sporting interests •
- Lot 1: The Farmhouse, buildings, land and woodland extending to 41.06 acres (16.62 hectares) •
- Lot 2: Abercar Bungalow and garage extending to 0.31 acres (0.13 hectares) •
- Lot 3: Permanent pastureland extending to 7.88 acres (3.19 hectares) •
- Available as a whole or in three Lots extending in total to 49.25 acres (19.93 hectares) •

Sennybridge 0.7 miles • Brecon 8.7 miles • Llandovery 13.2 miles  
 Crickhowell 22.5 miles • Hay-on-Wye 25.3 miles • Abergavenny 30.2 miles  
 Swansea 31.1 miles • Cardiff 43.5 miles • Monmouth 45.5 miles • Newport  
 45.7 miles • Hereford 46.7 miles • Bristol 68 miles • London 176 miles  
 Abergavenny Train Station 30.7 miles • Swansea Train Station 30.8 miles  
 Cardiff Airport 51.3 miles • (All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
 Your attention is drawn to the Important Notice on the last page of the text.

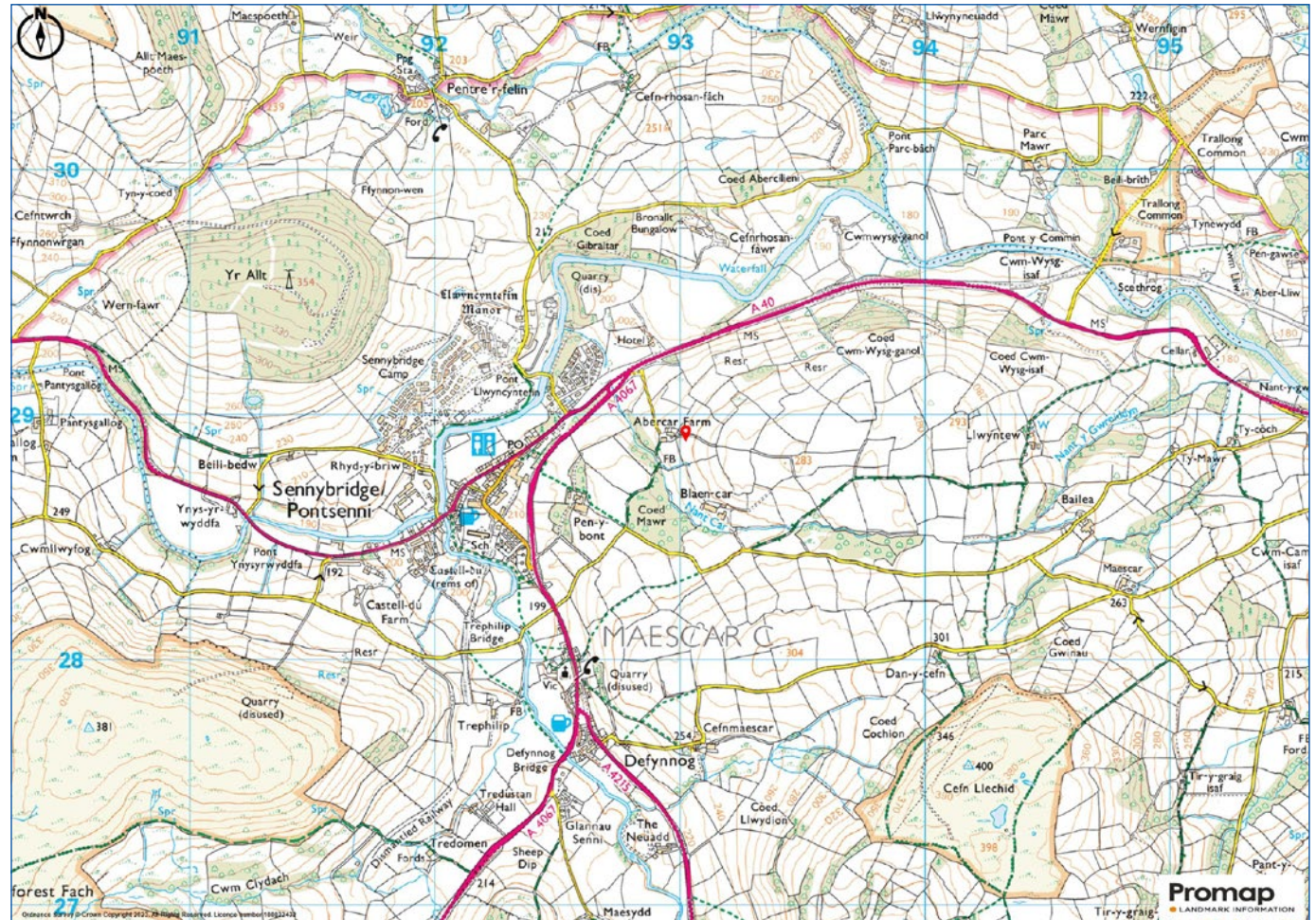
## LOCATION & SITUATION

Abercar Farm is surrounded by glorious countryside, with direct access to the A40, positioned close to the village of Sennybridge and the town of Brecon within the picturesque Bannau Brycheiniog (Brecon Beacons) National Park. The nearest establishment to Abercar Farm is The White House restaurant and guest house, offering a welcoming restaurant and lounge with rooms. The Abercamlais Arms with riverside beer garden offering classic British dishes and a Sunday carvery is just 0.8 miles from the property. Listed as a Best Restaurant in 2020, Usk and Railway Inn offers rooms, food, drink and coffee in the heart of Sennybridge village. Sennybridge is a popular village offering further local amenities in the form of convenience stores, a school and local surgery.

Abercar Farm is located just 8.72 miles from Brecon and 13.2 miles from Llandovery. Brecon is a thriving market town in the heart of the Bannau Brycheiniog (Brecon Beacons) National Park offering high street shops, restaurants and bars with a number of healthcare services, leisure facilities and entertainment venues supporting the local area. There is plenty for residents and visitors to do within the town with the spectacular Brecon Cathedral, prestigious Brecon Golf Club as well as the Brecon Canal Basin at the northern end of the Monmouthshire and Brecon Canal as well as hosting annual food and jazz festivals.

An abundance of schools support the area with primary and secondary education located in Sennybridge with Sennybridge C.P. School and also at Brecon and Llandovery. Christ College Brecon is an excellent independent school for boys and girls. Further afield at Llandovery (13.2 miles), Llandovery College provides independent education for boys and girls from prep through to sixth form.

An abundance of tourism and recreational activities exist within the world renowned Bannau Brycheiniog (Brecon Beacons) National Park, including rock climbing, abseiling, gliding, biking and walking with the mountain range featuring Pen y Fan, the highest mountain in South Wales.



## ABERCAR FARMHOUSE

Abercar Farmhouse provides an appealing detached five bedroom farmhouse dating from 1778 which has been recently refurbished offering a traditional residence set over three floors with historic character.

Externally, the property is of a traditional construction with rendered elevations under a pitched slate tiled roof. The property benefits from oil fired central heating, electric stove, open fire and double-glazed windows throughout.

Accessed from the yard, a gated entrance leads to the front of the property, with the door opening into a central hallway with staircase. Accessed off the left-hand side is the spacious sitting room with oil fired stove and traditional beams throughout. From the rear of the sitting room is the kitchen with timber base and wall units, composite work top and metal sink. The kitchen benefits from dual aspect windows with views and also features a side door providing external access to the garden and attached outhouse with wc.

From the right-hand side of the hallway is the dining room, a former parlour, with carpeted floor and attractive feature fireplace with stone surround. Traditional beams feature throughout.

Stairs from the hall lead up to the first-floor landing providing access to the family bathroom with walk in shower, wc, wash basin and bath. Past the bathroom are the first three of five bedrooms offering a spacious double, a small double and the principal bedroom, a spacious double with airing cupboard and traditional beams. All the bedrooms are carpeted and benefit from spectacular views.

From the landing a closed staircase provides access to the second floor comprising a shower room with Velux window, walk in electric shower, wc, and wash basin and two double bedrooms with under eaves storage, Velux windows, traditional beams and spectacular views.

Outside the property to the rear is an extensive fenced garden that is laid to lawn with enclosed vegetable beds. Directly south of the front of the house is the remains of a redundant building with tin sheeted roof which could provide a useful space for a car port. There is also parking adjacent to the western side of the farmhouse.

The farmhouse is in excellent condition, having been renovated in the past ten years with an attractive mix of modern feel but retaining many of its original features, offering an extensive dwelling that is bright and spacious, whilst retaining many of the dwelling's traditional features and character.



## ABERCAR BUNGALOW

Set within its own triangular plot and constructed in 2013 is Abercar Bungalow, a spectacular L-shaped four-bedroom dormer bungalow with detached garage. Abercar Bungalow offers a modern stylish and characterful four-bedroom residence with spectacular views.

Externally the property is of dressed stone and rendered walls under a pitched slate tiled roof. The property benefits from oil fired central heating with ground floor underfloor heating and radiators above, oil fired Rayburn, wood-burning stove and double-glazed windows throughout.

Accessed via a right of way across the yard of Abercar Farm and positioned above the farmhouse, steps lead up to a fully enclosed entrance porch opening into the front hallway providing access to a ground floor double bedroom which could also be used as an office. Beyond this is the open plan kitchen with dining area with triple aspect windows to the sides and rear with French doors opening onto an external patio area. The kitchen is bright and open, featuring timber base units, composite work top, metal sink and electric oven with induction hob and an oil-fired Rayburn. Adjacent to the kitchen is a utility room with base units, metal sink and washing facilities, a wet room with wc, wash basin and towel rail and external door. Opposite the kitchen a hallway leads to the sitting room with dual aspect windows to the sides and French doors to the rear with an impressive feature fireplace and woodburning stove. The ground floor features Karndean vinyl flooring.

A bespoke solid wood staircase from the hallway (with under stair storage) leads up to the spacious first floor landing which provides access to two well sized double bedrooms with spectacular views and a family bathroom with standalone shower, wc, wash basin and bath. Beyond the family bathroom is the principal bedroom with fantastic triple aspect windows to the front, rear and side providing panoramic views. The principal bedroom also benefits from an ensuite fitted with shower, wc and wash basin.

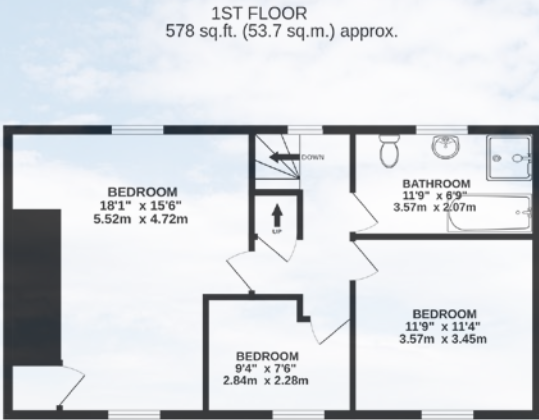
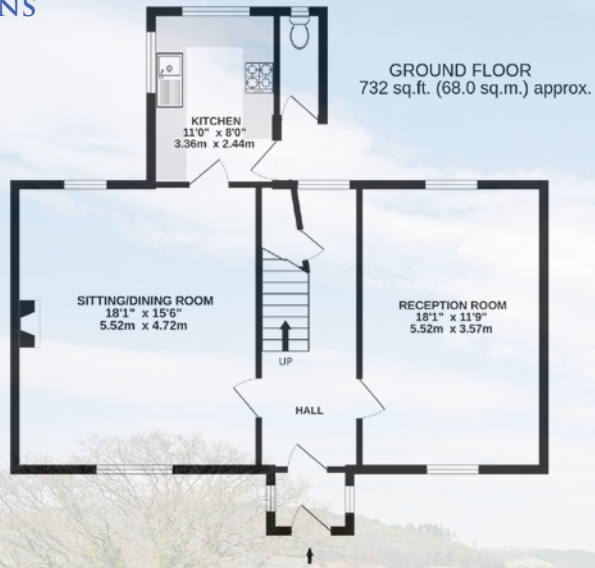
Externally the bungalow sits within an enclosed triangular shaped plot featuring a terraced area and courtyard area which could cater for alfresco dining, with grassed lawn to the east. Adjacent to the bungalow is a detached garage with dressed stone elevations and a pitched slate roof. The garage is extensive with attic storage providing a useful space that could also be used as an office or studio to cater for home working.

With the addition of the ground floor bedroom the property appeals to anyone looking for multigenerational living.

Abercar Bungalow extends to approximately 0.31 acre (0.13 hectares)



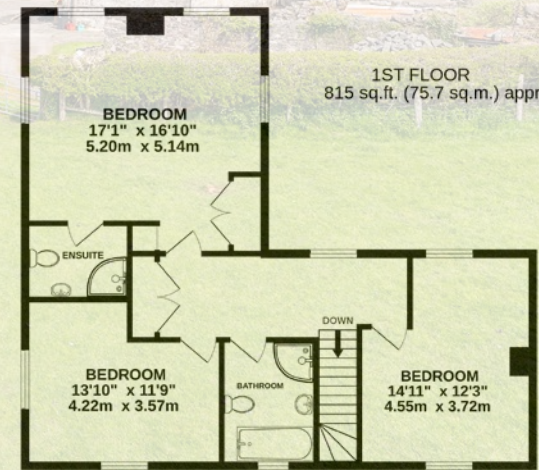
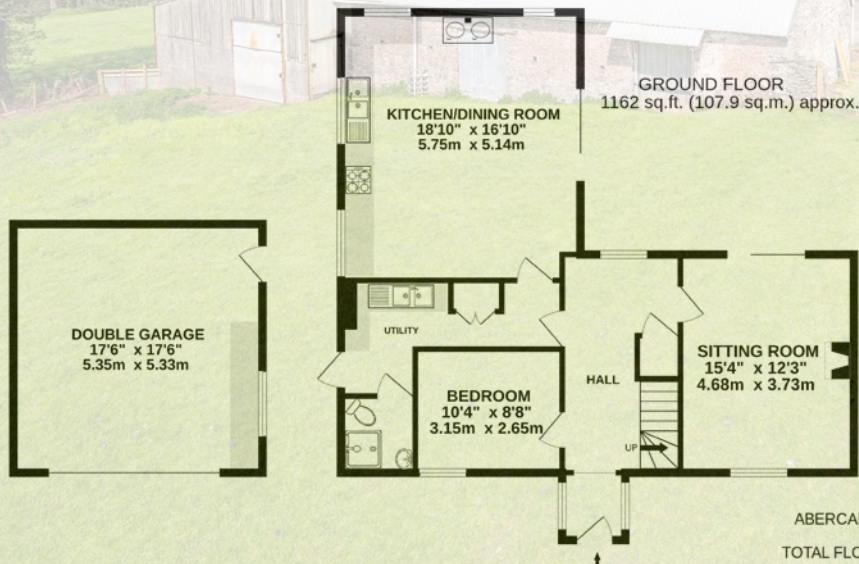
# FLOORPLANS



ABERCAR FARMHOUSE, SENNYBRIDGE, LD3 8RP

TOTAL FLOOR AREA : 1849 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ABERCAR BUNGALOW, SENNYBRIDGE, LD3 8RP

TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TRADITIONAL BARN

Positioned on either side of the yard area at Abercar Farm are two attractive traditional stone buildings. The first, positioned to the west of the farmhouse, is an impressive traditional rectangular stone barn known as the cowshed with tin sheeted roof and traditional stone walls in excellent condition, featuring multiple openings, offering 85 Sqm of floor space.

The second, positioned on the south side of the yard and attached to the steel portal framed building is an equally impressive traditional rectangular stone granary barn with tin sheeted roof, with multiple openings, offering 101 Sqm of floor space.

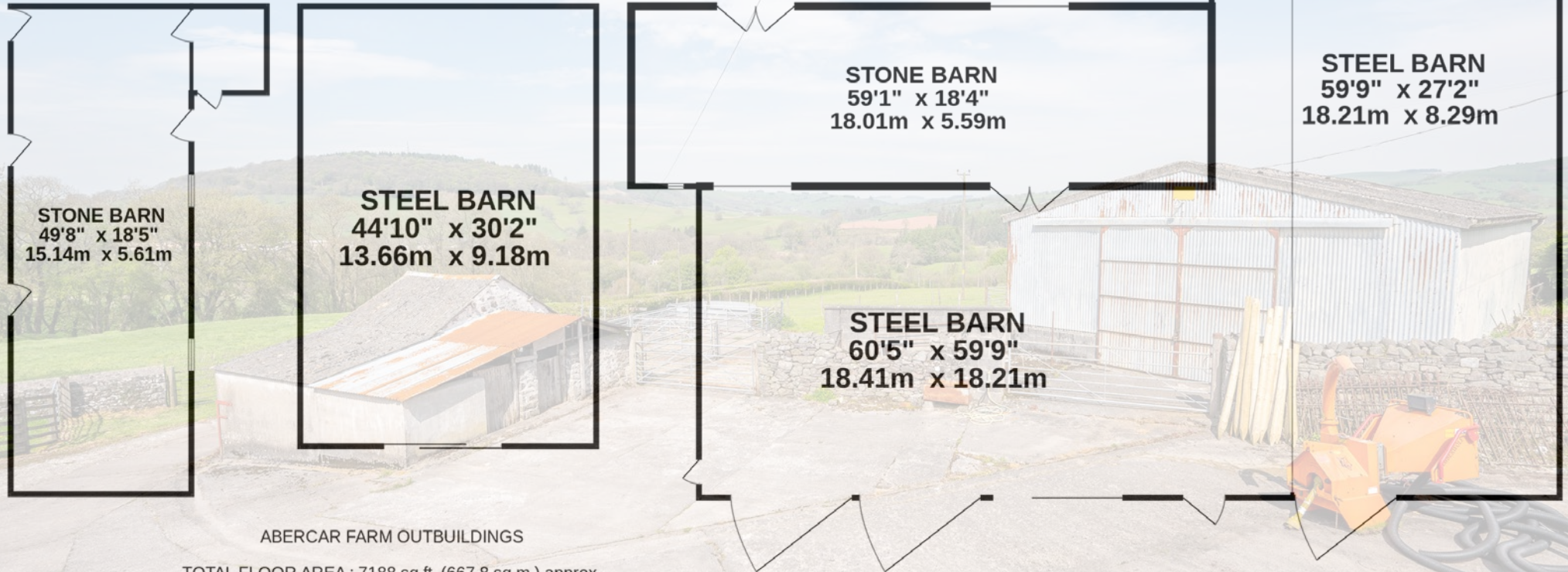
The barns are in excellent condition with all roof timbers and walls intact and offer potential for conversion to residential/holiday let accommodation or to commercial use providing a useful diversified income stream subject to obtaining the necessary planning consents.

The barns offer an attractive prospect for any purchaser with development interests or wanting additional accommodation for multi-generational living, or to provide a diversified income stream for the farm.





## OUTBUILDINGS FLOORPLANS



### ABERCAR FARM OUTBUILDINGS

TOTAL FLOOR AREA : 7188 sq.ft. (667.8 sq.m.) approx.

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## OUTBUILDINGS AND YARD

Abercar farm benefits from a central extensive concreted gated yard area. On the western side of the yard, attached to the traditional stone granary barn is a 2/5 bay (46'5"/59'9" sqft) steel portal framed fully enclosed general purpose agricultural building with tin sheeted elevations under a fibre cement roof. Attached to this is an excellent 2/5 bay (59'9"/27'2" sqft) fully enclosed lean-to with front and rear doors, block and Yorkshire boarded elevations under a fibre cement roof.

On the northern side of the yard is a traditional old pig house with stoned walls and pitched roof which has most recently been used as a kennel and also a chicken coup. Beyond the pig house is a useful concreted sheep handling area with dipping station and pen.

Close to the pig house on the northern side of the yard, and benefitting from a gated front enclosure is an excellent 3/2 bay (44'10"/30'2" sqft) steel portal framed implement shed with fully enclosed block and cladded walls, concrete floor and fibre cement roof.

All the buildings are in good condition and well suited for the purposes of modern agriculture whilst also providing scope for possible changes of use (STPP) to support any rural enterprise.

## LAND

The land at Abercar Farm is set over two ringfenced compartments of permanent pasture with a small compartment of woodland comprising Lots 1 & 3, extending as a whole to 48.94 acres (19.8 hectares).

The land comprising Lot 1, is the principal compartment that also houses the Farmhouse and buildings, with the land extending to the north, south and east of the buildings. The land offers nine enclosures with a mix of gently sloping to predominantly level permanent pasture, all stock proof fenced for sheep and cattle and capable of being grazed and mown for fodder. Mains water is connected.

Positioned on the north side of a third party owned section of track, and north of the primary compartment of Lot 1 land is a triangular shaped section of woodland comprising predominantly of beech and oak, extending to approximately 0.5 acre (0.20 hectares)

In all Lot 1 extends in total to approximately 41.06 acres (16.62 hectares).

The second compartment of land, Lot 3, is positioned directly opposite Lot 1 on the far side of the council-maintained access drive to the west. Comprising two extensive stock proof fenced field enclosures of gently rising permanent pasture all capable of being grazed or mown for fodder with roadside access and natural water supply from the river. In all Lot 3 extends in total to approximately 7.88 acres (3.19 hectares).

All the land has been well maintained through grazing and mowing for hay/silage and is in very good heart. The internal fences and boundaries are in good condition, with stock proof fencing and hedging throughout.

## KEY INFORMATION

**Services:** The properties benefit from independent mains electricity and water supplies, oil-fired central heating, and double glazing. Foul drainage is to two independent septic tanks.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. A Restricted Byway runs up the farm drive between Lot 1 and Lot 3 but does not enter the property. Lot 2 is offered for sale with a Right of Access for all times and all purposes across the drive and yard of Lot 1.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Basic Payment Scheme:** The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

**Council Tax Bands:** Abercar Farmhouse is classified as Band F, Abercar Bungalow is classified as Band A.

**Local Authority:** Bannau Brycheiniog. Telephone 01874 624437.

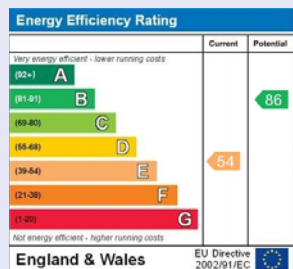
**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From Brecon, take the A40 west in the direction of Sennybridge for 7.3 miles. After you pass The White House Hotel, which will be on your right, take the next left turn in the direction of Swansea, then turn immediately left again onto the farm track. Continue up the track and the Farm will be on your left and right-hand side.

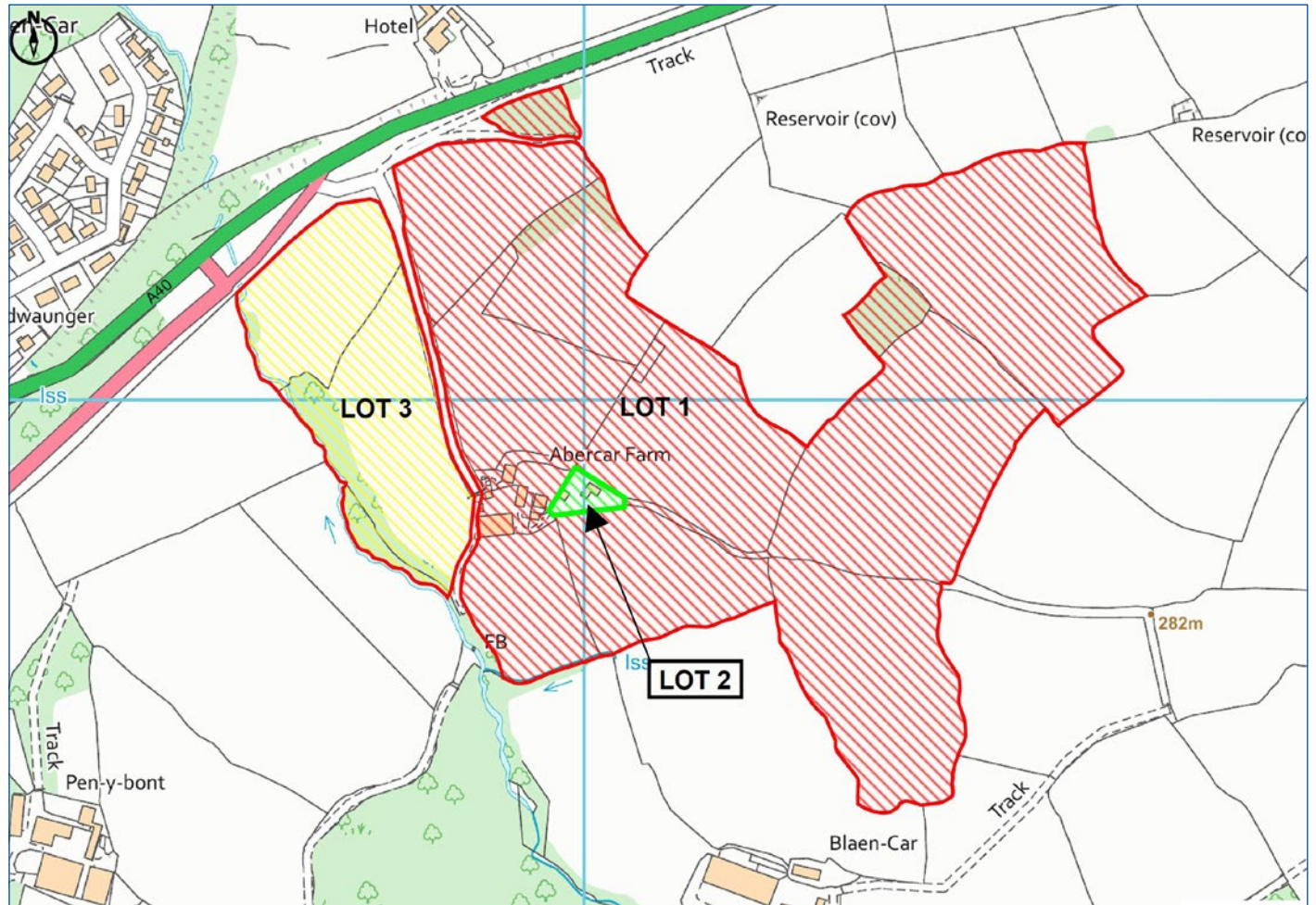
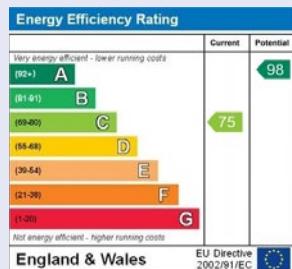
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### Abercar Farmhouse



### Abercar Bungalow



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