



# PEN Y BANC

CWMDU | CRICKHOWELL







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CWMDU | CRICKHOWELL | POWYS | NP8 1RT

PEN Y BANC OFFERS A RARE OPPORTUNITY TO PURCHASE AN EXCEPTIONAL SMALLHOLDING LOCATED WITHIN A SHORT DISTANCE OF THE DESIRABLE AND SOUGHT-AFTER VILLAGE OF CWMDU. SET IN AN ELEVATED POSITION OVERLOOKING THE VALLEY, PEN Y BANC BENEFITS FROM OUTSTANDING VIEWS OVER THE SURROUNDING COUNTRYSIDE AND MOUNTAINS.

*Pen Y Banc is extremely well located within the Brecon Beacons National Park, just outside the village of Cwmdu. Situated in a tranquil position yet only 6 miles north of the popular town of Crickhowell. The property is sited adjacent to a quiet country lane that easily connects to the A479 providing excellent access to the local and wider area.*

## FOR SALE AS A WHOLE

- Superb location in South Powys close to the village of Cwmdu & town of Crickhowell. •
  - Good accessibility via A479. •
  - Private position with far reaching views. •
  - Beautiful setting sat within its own farmland. •
  - A range of traditional farm/outbuildings offering excellent potential. •
- In a sought-after and renowned tourist area, Pen Y Banc lends itself to the establishment of such enterprises to benefit from the excellent situation and additional outbuildings (STPP). •
- Three-bedroom Farmhouse requiring minimal modernisation with additional garage and outbuilding. •
  - In all approximately 37.43 acres (15.15 hectares) •
  - Offered For Sale by Private Treaty •
- Cwmdu 1.1 miles • Crickhowell 5.8 miles • Abergavenny 11.5 miles • Brecon 12.9 miles
  - Newport/M4 (J.24) 35 miles • M50 (J.1) 39 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

Cwmdru is a popular and attractive village with a church, a well-supported local public house, bustling cafe and village hall which supports various events and a strong rural community. Cwmdru is located within the Black Mountains and the wider Brecon Beacons. The area is popular for hillwalkers, mountain bikers and horse riders. The Offa's Dyke National Trail runs along the border between England and Wales, whilst both the Beacons Way and the Marches Way also pass through the Black Mountains providing spectacular routes for those who wish to enjoy the surrounding natural area.

Crickhowell is a picturesque town nestling in the beautiful Usk Valley and lying 5.8 miles to the south of Pen Y Banc, but still within the Brecon Beacons National Park. Crickhowell is a small market town with many individual shops, boutiques, historic public houses, and plenty to do for visitors and residents. Wider ranges of services and amenities can be found at Abergavenny and Brecon with a number of healthcare services, leisure facilities and entertainment venues supporting the local area.

An abundance of schools support the area with primary and secondary education located in Crickhowell, Abergavenny and Brecon. With independent education located at Brecon, just 12.9 miles away from Pen Y Banc. Christ College Brecon is an excellent independent boy and girls' school. Further afield in Monmouth (29 miles), Haberdashers provides independent education for boys and girls from Prep through to Sixth Form.

Abergavenny also offers up-market traditional shopping, with boutique shops, Waitrose supermarket, The Borough Theatre, and an extensive range of recreational and leisure activities.

An abundance of tourism and recreational activities exist within the region, especially within the beautiful Usk Valley which is only a stone's throw away and The Brecon Beacons National Park with its world-renowned natural beauty and fabulous scenery.





## PEN Y BANC FARMHOUSE

Pen Y Banc Farmhouse provides an appealing detached three-bedroom farmhouse which profits from exceptional views across the Powys countryside. The dwelling is in an excellent condition inside and out and is a credit to the current owners. The property benefits from double glazed windows throughout, private drainage and an electric fired central heating system which benefits from solar heated water and a solar PV systems.

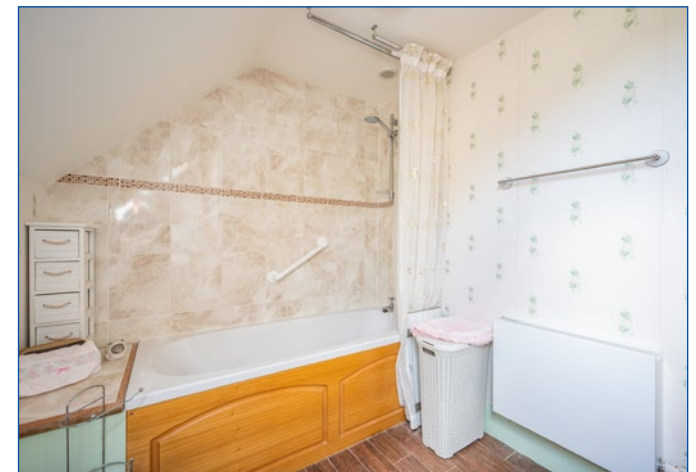
Entered via the rear porch and into the main hallway with access to the kitchen, which benefits from fitted units and original stone walls, beautiful, tiled floor and electric AGA. The kitchen provides excellent space for entertaining and benefits from views over the garden. Leading to the right-hand side into the sitting room which has an excellent feature, stone fireplace with wood burner and also the original bread oven and a fabulous oak mantel piece. A small porch leads out into the garden and orchard and provides a great additional entrance and storage space. There is a dining room, accessed via the kitchen, which provides a lovely space to enjoy and entertain guests. The dining room leads through into a small study which provides a great working space or potential for extending the dining room itself. Leading back through into the entrance hall is the utility room with basin, white goods and storage space as well as a separate downstairs WC, shower and basin.

Accessed via a lovely timber staircase from the dining room the first-floor accommodation comprises of a landing with access to three bedrooms, all of which have space for a double bed. A family bathroom benefiting from a WC, basin and bath which complements the upstairs accommodation extremely well. The master bedroom benefits from built in wardrobes and a lovely ensuite with WC, basin, towel rail and shower. The bedrooms all have a southerly view over the garden and adjoining farmland.

The property benefits from electric radiators throughout, a small solar PV system on the roof of the property which also heats the water via a separate system.

The property has the potential for significant extensions into the adjoining barn and/or the potential for ancillary accommodation to be created in either the adjoining barn or the detached double garage, subject to gaining the necessary planning consents. All purchasers must rely upon their own enquires in relation to any planning matters.

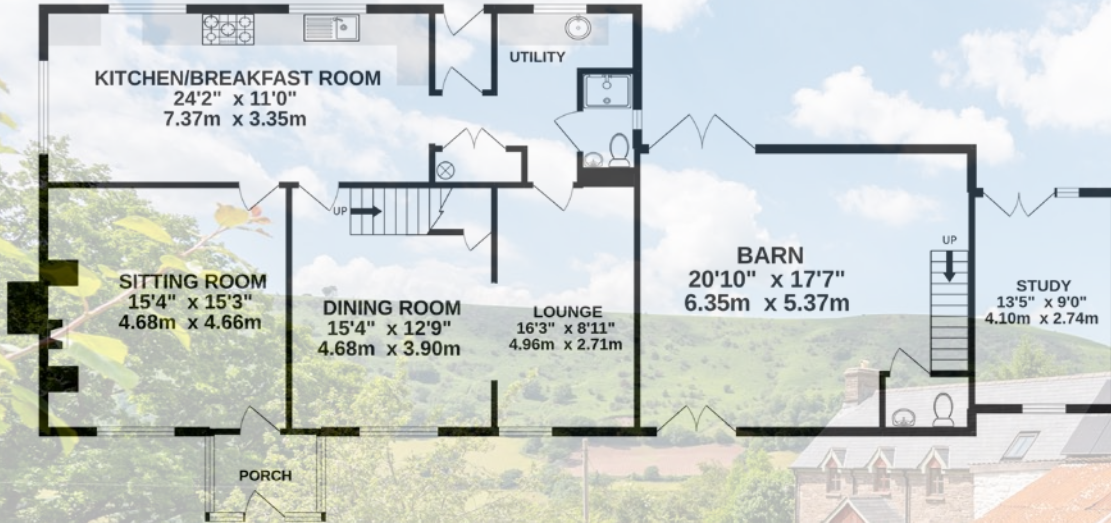
Surrounding the property is a garden with mature fruit trees, vegetable patches and as well as a small terrace and immaculately presented lawns. A delightful greenhouse accompanies the garden providing a great addition to the garden. The garden provides excellent seclusion but also allows an owner to profits from the tremendous views which Pen Y Banc benefits from.



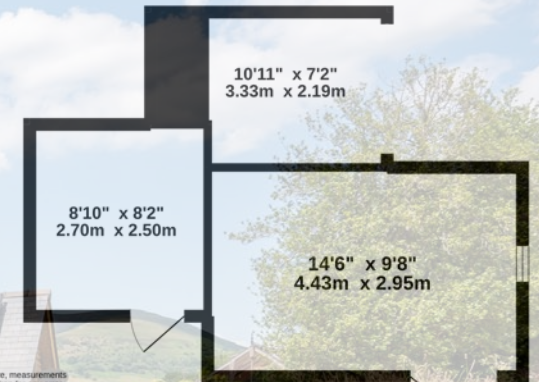
FLOORPLANS

**GROUND FLOOR**  
1487 sq.ft. (138.1 sq.m.) approx.

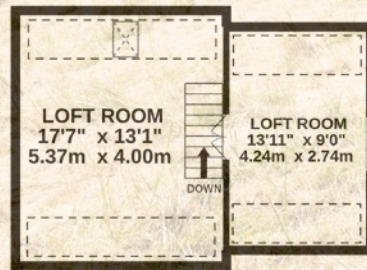
**GROUND FLOOR**  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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**1ST FLOOR**  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 2398 sq.ft. (222.8 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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## GARAGE & OUT BUILDINGS

The buildings at Pen Y Banc provide tremendous potential to be brought into utilisation to accompany the main dwelling, be converted to provide additional living space or provide significant scope for potential diversification into holiday lets or similar, subject to the necessary consents.

The traditional building which adjoins the dwelling, known as the Barn, has been partially converted, with boarded out walls and floors as well as been insulated throughout. The building certainly could provide additional accommodation or holiday lets (STPP).

Of a traditional stone construction under a Slate tile roof, with part timber cladding, a concrete floor and timber first floor which provides additional storage space. There is a small storage room accessed over the stair case which again provides excellent additional space.

Accessed via timber double doors the Barn internally provides excellent storage space for garden machinery or similar. Benefitting from a downstairs WC and basin with an additional store room upstairs with a further room accessed over the stairs via a handmade door/hatch over the stairway.

There is a small office on the end of the traditional building which complements the main house very well. This is certainly well suited to providing a 'home working' office or similar.

The main double garage is in an excellent condition internally and externally. With large double doors and a side access with lean-to log store. The garage benefits from a concrete floor, water and electricity is connected. The garage is insulated and boarded out and has a main storage area with ancillary workshop/store room. The quality and size of the garage does provide potential for changes of use to provide additional accommodation or holiday lets (STPP) especially given the large loft space which sits above the garage.

There is a small stone built traditional building, under a fibre cement roof, in the front garden which lends itself to ancillary uses complementing the main residence.

All purchasers must rely upon their own enquires in relation to any planning matters.







## THE LAND

The land at Pen Y Banc provides an excellent opportunity to purchase a manageable and productive block of grassland which accompanies the Farmhouse and yard exceptionally well.

Close to the dwelling the land provides a number of level, manageable enclosures well suited to livestock or equestrian grazing. As you move away from the property and towards the adjoining hill the land becomes steeper and slightly more suited to environmental uses or more extensive grazing potentially with an ecological focus. The land is fenced and hedged to the boundaries and has direct access from the public highway.

There are a number of small coppices and areas of mature woodland on the property which provide excellent amenity value or again lend themselves to environmental schemes.

The land has been preserved through sheep grazing by a local grazier. The land is currently let under a farm business tenancy, and it is understood vacant possession will be made available upon completion (by agreement) or in January 2023. Further information is available from the selling agents.

The land benefits from outstanding views across the valley and puts Pen Y Banc in an unrivalled position, with views which are truly unique and sought after and not often seen in the market.

In all the land at Pen Y Banc extends to 37.43 acres (15.15 hectares).





## KEY INFORMATION

**Services:** Private spring water & mains electricity are connected to Pen Y Banc. Foul drainage to an existing private septic tank. Electrical central heating system serves the dwelling with water heating assisted by the solar system. Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

**Council Tax:** Band E.

**Sale Method:** Private Treaty.

**Basic Payment Scheme:** The Basic Payment Scheme Entitlements are not included within the sale.

**Local Planning Authority:** Brecon Beacons National Park. Telephone: 01874 624437.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

There is a footpath which crosses the property leading from the public highway across the land towards the adjoining hill. Similarly, a second path meets this footpath but starts near to the next-door property, Cwm Farm.

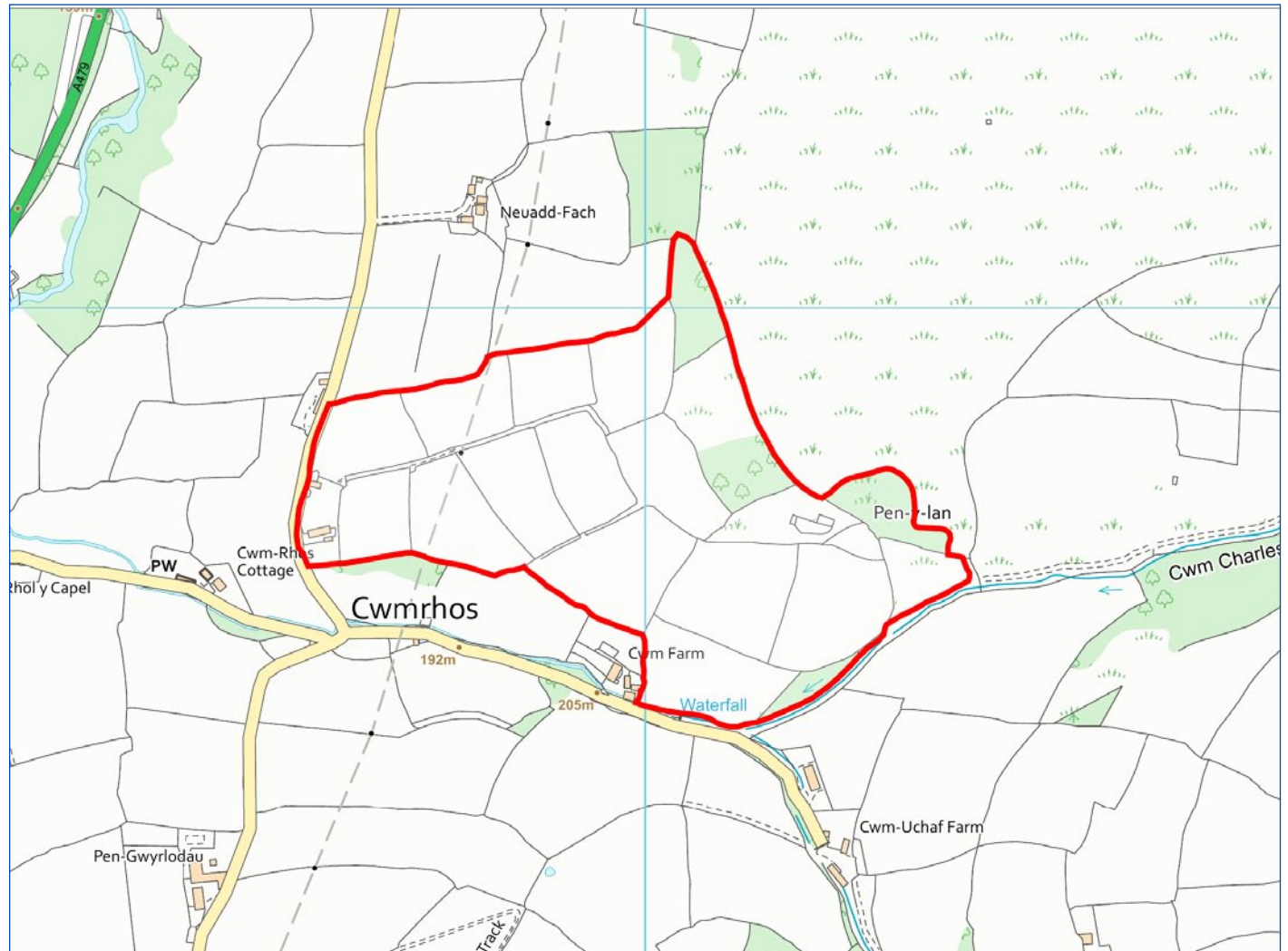
**Directions:** From Crickhowell continue on the A40 north towards Brecon. After 1.5 miles turn right at the Nantyllyn Cider Mill, onto the A479 towards Tretower. Continue for 3.5 miles passing through Tretower towards Cwmdy. After passing through Cwmdy take the next right turn, opposite Wern Farm. Continue up this lane for 0.3 miles before turning left over the bridge. Continue up the hill and the property is located on your right hand side.

From Bwlch continue on the A40 south towards Crickhowell. After 4.0 miles turn left at the Nantyllyn Cider Mill, onto the A479 towards Tretower. Continue for 3.5 miles passing through Tretower towards Cwmdy. After passing through Cwmdy take the next right turn, opposite Wern Farm. Continue up this lane for 0.3 miles before turning left over the bridge. Continue up the hill and the property is located on your right hand side. It is recommended that you follow the W3W tag

 W3W tag//opposite.skippers.cure

**Viewings:** Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably to ensure viewings are as safe as possible. Please note there are livestock on the land and no dogs are welcome to attend any viewings.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk



### Powells Chartered Surveyors Land & Estate Agents

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## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars prepared June 2022.

