

Pontfaen Barn

Pontfaen, Brecon, Powys LD3 9RT



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Brecon
Powys
LD3 9RT**

- *Unrivalled location with no immediate neighbours.*
- *Over 2700 sq ft of accommodation*
- *Impressive contemporary finish*
- *Just 6 miles from Brecon*
- *Flexible layout with up to 5 bedrooms*

**Brecon 6 miles
Abergavenny 26 miles
Cardiff 47 miles**



INTRODUCTION

This remarkable home, expertly converted in 2012, boasts a versatile layout. The impressive open plan living and kitchen area features an open void roof, showcasing traditional roof framework and natural stonework. The additional living room in the north wing of the property offers flexibility as an extra bedroom if desired, complementing the four further double bedrooms.

Surrounded by generous grounds, mostly lawned and enveloped by farmland, the property provides an idyllic setting for outdoor enjoyment. The double garage and store, complete with room overhead, offer the potential to create a small annex subject to obtaining the necessary consents.

LOCATION

Nestled peacefully in a picturesque rural setting, this property is located just six miles from the bustling market town of Brecon. Brecon itself boasts a diverse range of shops and several schools including Christ College Brecon. Other amenities include a leisure centre, two golf courses, a theatre, a cinema and “Y Gaer”, which houses a library, museum, art galleries and a cafe.

The surrounding countryside is a haven for outdoor enthusiasts. Its unspoiled landscapes offer breathtaking walks and an array of outdoor pursuits along rivers, canal and mountains. The A40 and A470 trunk roads offer seamless connections towards Abergavenny, Monmouth, Cardiff, West Wales coast and the M4 corridor.

SELLER INTERVIEW

‘Our journey to Pontfaen began with a quest for a home that offered tranquillity and natural beauty. We were drawn to the unrivalled privacy, stunning views and the incredible sense of space and light within the barn. We have never tired of the changing skies, amazing sunrises and sunsets. Living here, we have discovered the joy of exploring beautiful walks right on our doorstep, immersing ourselves in the natural splendour that surrounds us. With the vibrant town of Brecon just a stone’s throw away, we have enjoyed easy access to excellent amenities whenever we need them. Our time in Pontfaen has been nothing short of extraordinary, and we hope that the next chapter in this special place brings as much joy and fulfilment to its new owners as it has to us.’





ACCOMMODATION

Upon entering through fully glazed double doors, you step into the entrance hall featuring a tiled floor and access to the utility room, equipped with a range of units, an inset sink, plumbing for a washing machine, a wc. and storage.

Across from the hall lies the first of the five bedrooms, boasting two sets of French doors opening onto the courtyard, along with an ensuite shower room complete with a walk-in shower, w.c. and vanity sink unit.

At the opposite end of the hall, a sliding door reveals the open-plan kitchen/living/dining room, meticulously designed to blend style with functionality. This space is characterised by vaulted ceilings, exposed beams, and an abundance of natural light streaming in through the floor-to-ceiling windows and 'bi-fold' doors, creating an ideal setting for indoor dining.

Descending steps lead to the recently fitted, bespoke Italian Lago kitchen, featuring floating units, an inset sink, integrated Miele appliances including an induction hob, eye-level oven, microwave and fridge/freezer, and a Smeg dishwasher. A stunning central island doubles as a breakfast bar while French doors open onto a patio, providing a delightful spot to savour morning coffee amidst the tranquil surroundings.

Wood flooring flows seamlessly throughout the dining and seating area, leading to a large stone fireplace housing an inset Chesneys wood-

burning stove set upon a slate hearth. Ascending via a spiral staircase, you reach the mezzanine area offering a versatile studio/reading space with an additional window overlooking panoramic views of the surrounding countryside.

Between the kitchen and the living/dining area, a staircase leads to a landing with built-in storage. Off the landing is a large double room with a vaulted ceiling and expansive views from its large window, accompanied by an ensuite shower room featuring a spacious walk-in shower, vanity sink unit and w.c.

The north wing of the property offers a split-level layout. On the first floor, a sizable room awaits, complete with a Juliet window overlooking the courtyard and a Chesney's wood-burning stove set upon a slate hearth. This versatile room can alternatively serve as a reception room or a master bedroom suite and is complete with its own ensuite shower room featuring a large walk-in shower, vanity sink unit, and w.c.

Descending to the lower level, two additional double rooms await, each equipped with French doors opening onto the courtyard. A family bathroom completes this level, featuring a panelled bath with a shower overhead, a vanity sink unit and a w.c.

There is underfloor heating in all rooms throughout the property, provided by an air-source heat pump located discreetly behind the garage.











OUTSIDE

The property is located at the top of a steep gravel track which passes through an open field before reaching the property's private driveway. The property boasts panoramic views of the surrounding countryside, offering a dynamic backdrop that evolves with the seasons.

A detached double garage, complete with a separate workshop and plant room for the central heating system, sits elegantly behind the barn. An additional room sits above the garage offering practical space for storage or creative pursuits. The garage also has a covered wood store/seating area to the rear.

At the front of the barn, a delightful courtyard welcomes you, providing multiple access points into the property and a serene space to unwind and enjoy the outdoors. Surrounded by extensive lawns, the property features a lovely patio seating area directly outside the kitchen. This idyllic spot invites alfresco dining, allowing residents to enjoy the stunning views.

DIRECTIONS:

What3words: [///endearing.acid.acid](#) takes you to the end of the lane. From the A40 Brecon ring road on the western most roundabout take the B4601 into Brecon via Llanfaes. Continue over the river and turn left at the first set of lights after the bridge. Drive straight through Cradoc, keeping the school on your left. Carry on through Battle for another two miles to Pontfaen. In Pontfaen, turn left over the second river bridge, take the right hand fork keeping the chapel on your left. Within 1/4 mile, turn left on to the gravel track marked Pontfaen Barn.



SERVICES

The property is connected to mains electricity, private borehole water supply, private drainage. Heating is from an Air Source Heat pump. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "G"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Our of Hours Mobile - 07984384687

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MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

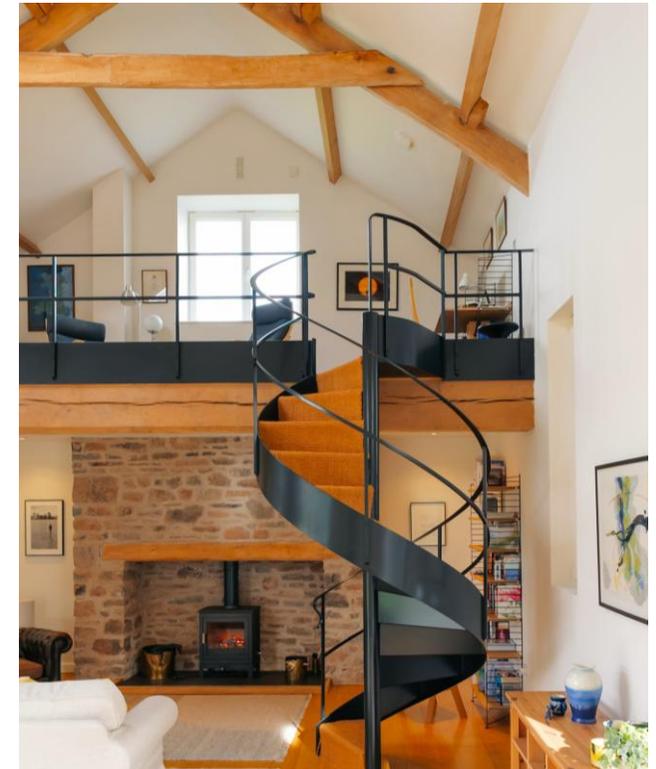
NOTES

The property enjoys a right of access over the gravelled roadway leading to the property.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



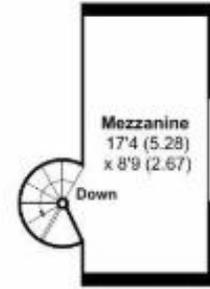
Pontfaen, Brecon, LD3

Approximate Area = 2743 sq ft / 254.8 sq m

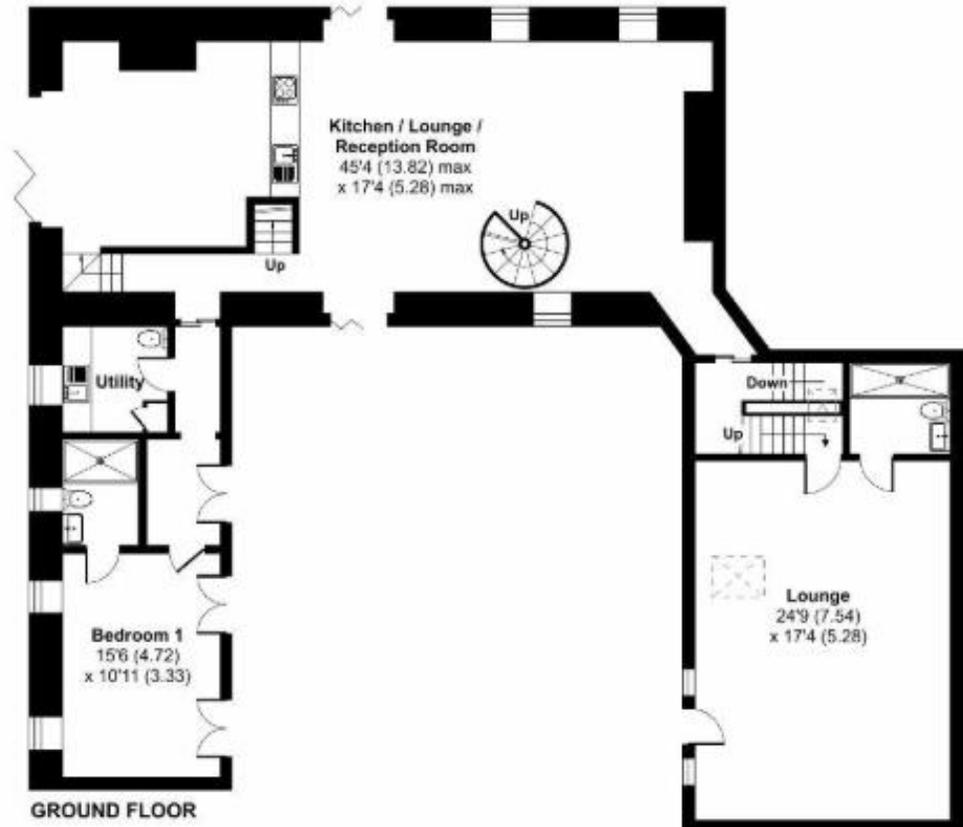
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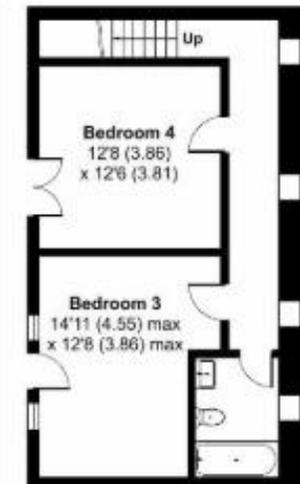
FIRST FLOOR



MEZZANINE



GROUND FLOOR



LOWER GROUND FLOOR



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