

# Agents House

Newton Farm, Brecon, Powys LD3 8PA



**Agents House  
Newton Farm  
Brecon  
Powys  
LD3 8PA**

- *1750 sqft of accommodation*
- *Stunning setting within Brecon Golf Course*
- *Full of charm and character*
- *Close to local amenities*
- *4 bedroom family home*
- *Courtyard and outbuildings*

**Brecon Centre 1 miles  
Abergavenny 21 miles  
Cardiff 43 miles**



## INTRODUCTION

Forming part of the former Newton Farm and beautifully positioned within the grounds of Brecon Golf Club, this exceptional Grade II listed stone barn conversion combines historic character with refined contemporary living. Sympathetically converted to an exacting standard, the property is rich in original features including exposed stonework and timbers, creating a home of considerable warmth, charm and distinction.

The spacious accommodation is centred around an impressive open-plan ground floor layout, perfectly suited to modern family life and entertaining, complemented by four well-proportioned bedrooms and three stylish bathrooms.

Set within generous gardens with ample parking, the property further benefits from a double carport, workshop/gym and a substantial unconverted barn offering excellent storage potential.

Enjoying a wonderfully convenient location on the edge of Brecon, the property offers immediate access to local amenities whilst the spectacular scenery and outdoor pursuits of the Bannau Brycheiniog National Park remain just a few miles away.



## LOCATION

Enjoying a highly convenient position on the edge of Brecon, the property is ideally placed for access to the town's excellent range of amenities including independent shops, cafés, supermarkets and leisure facilities. The area is well served by both respected private and state schooling, together with a leisure centre, theatre and cinema, providing an excellent balance for family life.

Surrounded by some of the finest countryside in Wales, the property offers immediate access to superb walking and outdoor pursuits within the Bannau Brycheiniog National Park, whilst the nearby Monmouthshire and Brecon Canal provides picturesque waterside walks and cycling routes. Despite its idyllic setting, the property also benefits from excellent road connections, with convenient access to the M4 corridor and Cardiff beyond.



## ACCOMMODATION

Entered from either the front or rear, the property opens into a striking open-plan ground floor arrangement, perfectly combining character, comfort and contemporary living. To one end, the impressive sitting area is centred around a Clearview wood-burning stove, creating a warm and inviting focal point, whilst the kitchen and dining area occupy the opposite end of the space, ideal for both family life and entertaining.

Beautifully appointed, the kitchen features an extensive range of fitted units complemented by granite worktops, together with an LPG four-oven Aga, induction hob and integrated appliances including a dishwasher and microwave. Exposed ceiling beams and sections of French oak wide-board flooring further enhance the barn's rich character and craftsmanship throughout. A well-appointed ground floor shower room provides additional practicality with shower, WC and wash hand basin.

On the first floor, four attractive bedrooms all display exposed timber features, reinforcing the property's unique charm. The principal bedroom is particularly impressive, enjoying a vaulted ceiling together with a luxurious open-plan en suite bathroom incorporating a roll-top bath, WC and wash basin. The remaining bedrooms are served by a stylish family bathroom fitted with both bath and separate shower, WC and wash basin.







## Gardens, Grounds and Outbuildings

The property stands within a generous and well-planned plot, offering an excellent balance of parking, gardens and useful ancillary accommodation. To the front, an enclosed lawned garden and parking area attractively screened by mature hedging, creating a welcoming approach and a good degree of privacy.

To the rear, a courtyard-style setting is accessed via sliding entrance gates, opening onto an extensive parking area together with further lawned gardens, ideally suited to both family use and entertaining.

A range of substantial outbuildings further enhances the versatility of the property, including a double carport measuring approximately 6m x 5.7m and an enclosed workshop or potential gym of approximately 5.7m x 5m with loft storage above. Particularly noteworthy is the impressive attached stone barn extending to approximately 17m x 6m, providing exceptional storage space.





## SERVICES

The property is connected to mains electricity and water, septic tank drainage. LPG gas fired central heating.

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: 01497 822522

[d.thomas@sunderlands.co.uk](mailto:d.thomas@sunderlands.co.uk)

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

## MOBILE & INTERNET CONNECTION

Some mobile signals are poor in this area. Please refer to Ofcom by using the following link:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## 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.

## DIRECTIONS

What3words: ///inspected.rests.comply

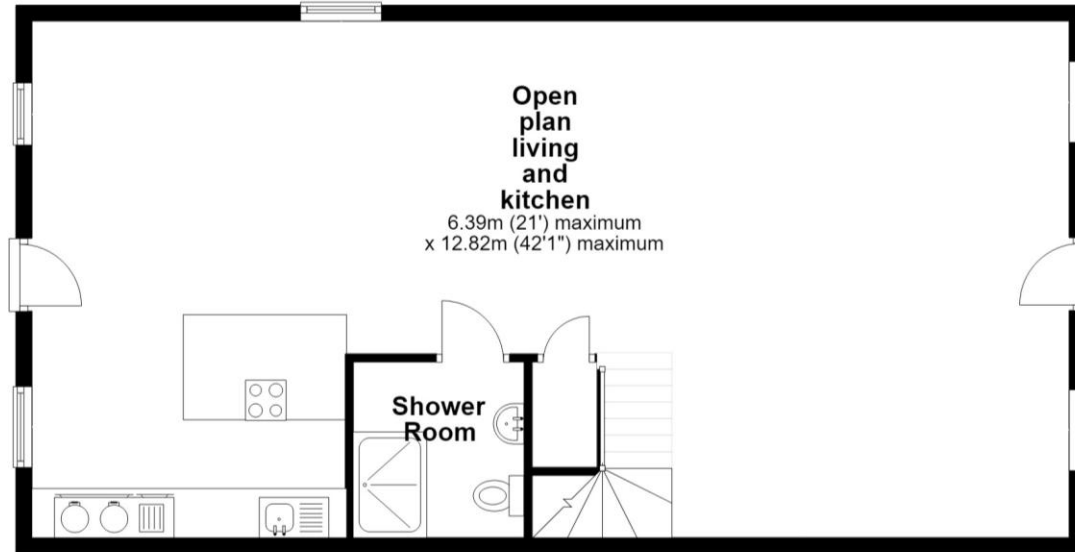
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation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

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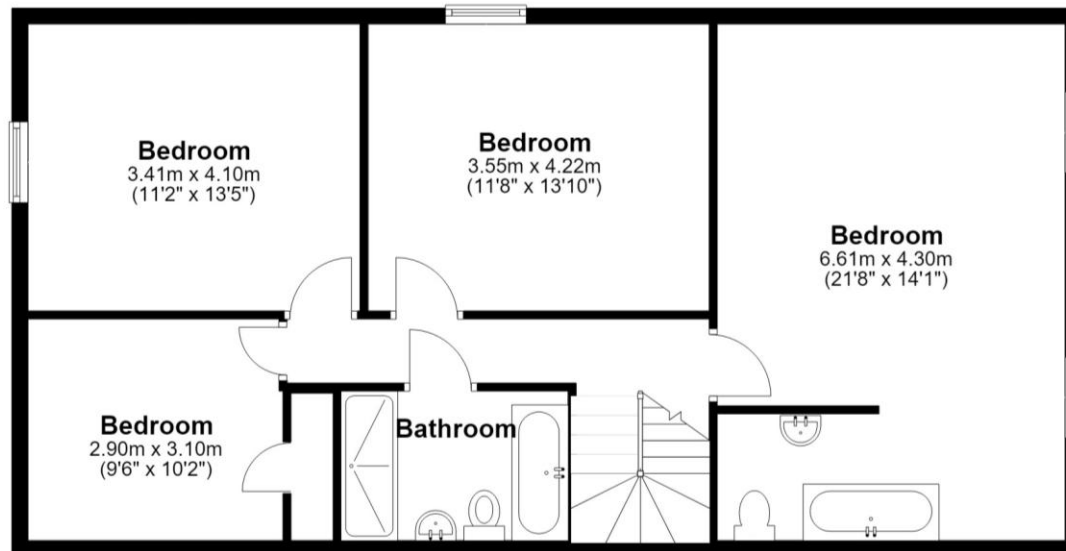
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

## Ground Floor



## First Floor



Total area: approx. 163.8 sq. metres (1763.5 sq. feet)



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