

Ref: 0pon81

Pontfaen Barn, Pontfaen, Brecon, Powys, LD3 9RT.

**A beautifully presented and individually designed 5 Bedroom, 4 Bathroom, (3 of which are En-Suite), Horseshoe shaped Barn Conversion, set in c.1 acre of easily maintained gardens. It is in a totally private situation on the northern perimeter of the Brecon Beacons National Park with 360 degree breath-taking panoramic countryside views.**

Brecon 5½ miles, Abergavenny 26 miles, M4 J32. 43 miles, Cardiff 48 miles.



This incredibly well-crafted and designed residence was formerly three stone barns that were converted in 2012 to provide an exceptional and immaculately presented home in an unrivalled totally private position. With underfloor heating serviced by an air source heat pump the residence has recently been further enhanced by the installation of a 'Lago' contemporary kitchen and newly refurbished bathrooms. This beautiful and stylish home comprises of the following: -

**Residence** – Ground Floor: Entrance Hall, Open-Plan Kitchen/Breakfast Room, Dining Room and Lounge, Utility Room, Bedroom with En-Suite Shower Room, two Double Bedrooms and Family Bathroom. First Floor: Two Double Bedroom Suites each with and En-Suite Shower Room. Mezzanine Study/Reception accessed from the Lounge. (EER: C).

**Double Garage** – Detached Double Garage/Workshop/Plant Room with a large Storeroom on the first floor.

**Land** - Circa 1 Acre in all (to be confirmed).

**Location** – Situated in a superb, secluded location with no close neighbours, yet only 5½ miles from the popular historic town of Brecon. This delightful market town is in the heart of the Brecon Beacons National Park and nestles in the Usk Valley between the Brecon Beacons to the South and the Black Mountains to the East. The picturesque town, is an ideal place to visit with a selection of cafes, restaurants and shops. Brecon has a brand-new cultural hub 'Y Gaer', which is in the middle of town and houses a museum, library and art galleries and is a focal point for the arts across the county of Breconshire and beyond. For those who love the outdoors Brecon is one of the UK's most popular tourist destinations with endless opportunities to take part in activities such as walking, climbing, canoeing and horse-riding. There is easy access to the River Usk, Brecon and Monmouthshire Canal and of course the nearby Brecon Beacons. <http://www.breconbeacons.org>

**Guide Price: £ 1,250,000**

## ACCOMMODATION:

### Ground Floor –

- Entrance Hall:** 15' x 6'6". Fully glazed doors double doors lead into the entrance hall which has a tiled floor and vaulted ceiling.
- Bedroom 1:** 15'5" x 10'5". Double French doors to front courtyard and two windows to the rear. Tiled floor. Vaulted ceiling with exposed A frames.
- En-Suite Shower Room:** 7'4" x 5'3". Large shower enclosure, wash hand basin with cabinet below, low level W.C. Fitted mirror, shaver point and light. Extractor fan. Partially tiled walls and tiled floor. Vaulted ceiling and window to the rear.
- Utility Room/Cloakroom:** 7'4" x 7'3". Range of wall and base units with work surface over and a stainless-steel sink. Plumbing and space for a washing machine. W.C. Vaulted ceiling and window to the rear.

**The hub of the property is the splendid open plan kitchen/breakfast room, dining room and lounge with further mezzanine area, all accessed from the entrance hall. An impressive split level, architectural feature with clever concealed lighting and a Cathedral ceiling with exposed A frames to the lounge and dining area: -**

- Kitchen/Breakfast Room:** 17'7" x 17'4". Contemporary 'Lago' floating kitchen with glass, wood and aluminium, a stainless-steel sink and Silestone work top. Built in induction hob and concealed downdraft extractor. Built in eye level ovens and concealed fridge and freezer. Concealed waste and recycling bins. Wood and glass central island which incorporates a breakfast bar. Tiled floor. Custom built French doors to the side, and two windows to the rear.
- Dining Room:** 19'3" x 17'4". Wood flooring, triple folding doors to the front and rear aspects. Staircase to the first floor landing.
- Lounge:** 17'4" x 8'2". Exposed stone fireplace and chimney breast housing a multi-fuel stove on a slate hearth. Velux style roof window to the rear, further two feature windows to the rear and window to the front. Spiral staircase to the mezzanine and a door to the inner landing staircase.
- Mezzanine:** 17'4" x 8'7". Picture window to the side with exceptionally far reaching, panoramic views.
- From the lounge a door leads through to the inner staircase with stairs leading down to the lower hallway.
- Lower Hallway:** 23' x 3'2". Three windows to the rear, doors to: -
- Bedroom 2:** 12'7" x 12'5". Currently being utilised as a dressing room. French doors leading out to the front courtyard.
- Bedroom 3:** 14'10" x 10'3". Door and windows either side to the front courtyard.
- Bathroom:** 7'9" x 6'2". Bath with shower over, vanity unit with wash hand basin, low level W.C., tiled floor and partially tiled walls. Extractor fan and window to the rear.

## First Floor –

Accessed from the inner landing staircase, stairs lead up to bedroom 4/Sitting room.

- Bedroom 4 / Sitting Room:** 24'6" x 17'4". Vaulted ceiling with exposed A Frames. Wood burning stove on a slate hearth. Door opens onto a Juliet window with windows either side, all facing the front courtyard. Velux style roof window to the front elevation.
- En-Suite Shower Room** 6'8" x 6'7". Large shower enclosure, vanity unit with wash hand basin, low level W.C., mirror fronted cabinet, partially tiled walls and tiled floor. Extractor fan.
- A staircase from the dining area leads up to the first floor landing: -
- Landing:** Built in linen and storage cupboards. Velux roof style window to the rear. Door to bedroom 5.
- Bedroom 5:** 17'3" x 9'10". Picture window to the side with beautiful panoramic views.
- En-Suite Shower Room:** 7'2" x 5'6". Shower enclosure, vanity unit with wash hand basin and fitted wall mirror. Low level W.C., tiled floor and partially tiled walls.

**N.B. Floor plans on page 5.**

## EXTERNALLY

- The Approach:** The property is approached off a quiet country lane, then a hard surface rising track approaching 400 yards long that then leads to the gated entrance to the property.
- Detached Double Garage:** 20'4" x 19'5". Beautiful large wood construction double garage, with ample lighting and power sockets. Door through to the workshop.
- Workshop:** 19'4" x 5'3". Large sink with a cold water tap. Window to the front, and door to the plant room.
- Plant Room:** 9'3" x 4'2". Housing the hot and cold water storage tanks and the water treatment systems.
- External Steps to the first floor: -**
- Loft Storeroom:** 23'3" max' x 12'. Excluding the restricted eaves space. Full head room to the centre portion. Potential to further develop perhaps for use as a home office or hobby/fitness room etc.
- The Gardens and Grounds:** To the fore there is a delightful courtyard which is a sunny sheltered area in which to sit and enjoy an array of wonderful vistas. Extensive lawned areas surround the property and provide open access to a wilded area on a lower level, with enough space to plant trees and shrubs and perhaps create a sizeable pond and wetland area if desired.

**NEARBY TOWNS:**

The property is in a beautiful, secluded location on the northern outskirts of the Brecon Beacons National Park. The Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporating the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and the Black Mountains Range to the east. The scenery is diverse and spectacular, with high mountain peaks, open moorland, lakes, rivers and waterfalls, and historic castles at strategic points on the boundaries.

Historic Brecon is 5½ miles to the south, the principle National Park town well known for its medieval cathedral and heritage centre, Christ College public school, Norman castle remains, Georgian architecture, narrow streets, and annual jazz festival. There are distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches. The area is steeped in history and has many visitor attractions.

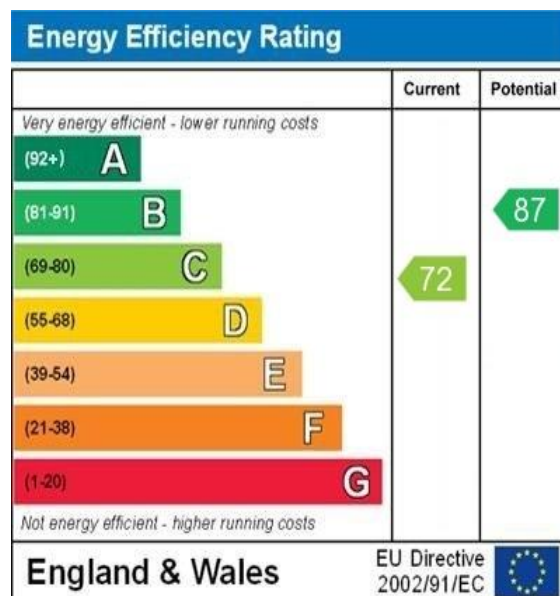
Talgarth which is only 14 miles away, has a superb selection of food shops and cafés.

Hay on Wye just 19 miles to the east, known as the ‘town of books’ and famous for its annual literature and arts festival. It is a lovely small town alongside the River Wye and has an array of independent shops and eateries. An ideal base to explore the amazing countryside.

Abergavenny, 26 miles away, promoted as the gateway to Wales and famous for its annual food festival, is a quaint market town with a good selection of independent shops, restaurants and cafés and a Waitrose supermarket.

Access to the M4 link road is 43 miles to the south at junction 32 and from here it is only a 5 mile drive to Cardiff City centre which is a superb shopping and holiday destination.

**ENERGY PERFORMANCE GRAPH :**

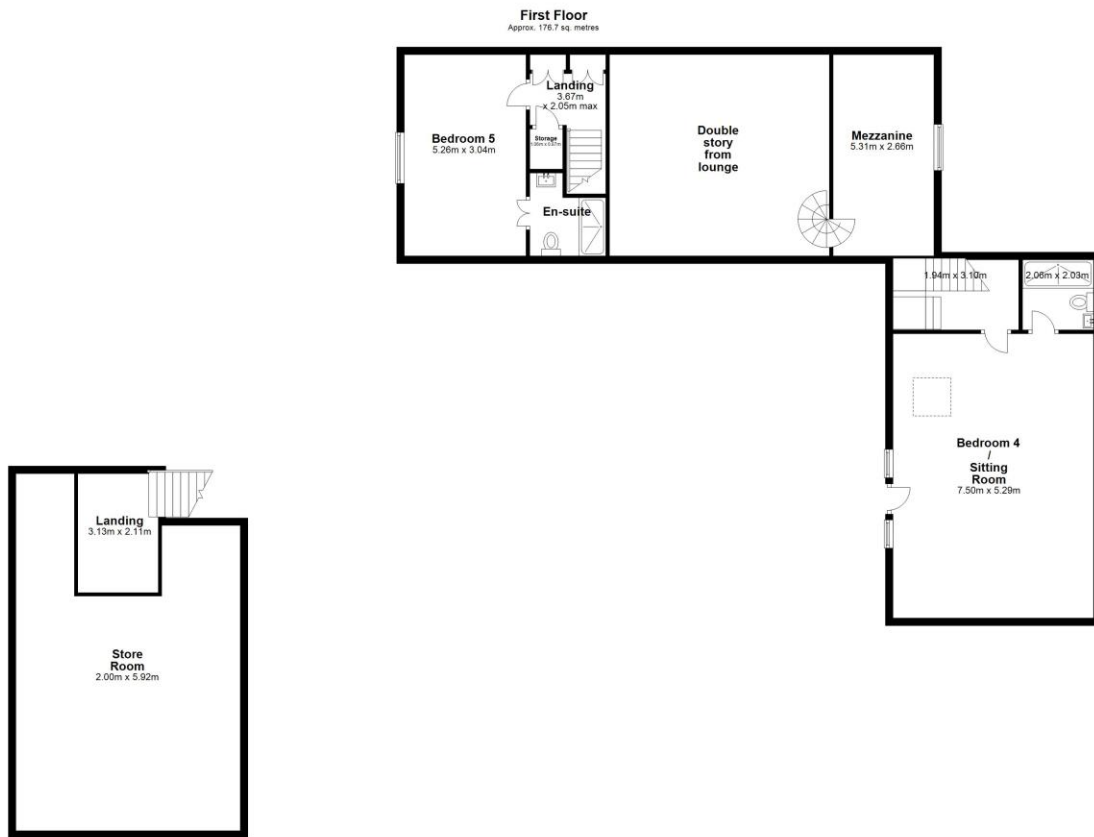




Total area: approx. 379.8 sq. metres

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

Pontfaen Barn, Pontfaen, -



**SERVICES:** We understand that the property is connected to mains electricity and has a private bore hole water supply and a private drainage system. The property has an air source heat pump, underfloor heating and triple glazing throughout, Telephone, (with Broadband available), is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "G" (Powys County Council).

**FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** **By appointment with PROFILE HOMES**  
**Tel: 01550 777790**  
**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**



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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**  
PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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