

# PANTEG

## LLANBEDR, CRICKHOWELL, NP8 1ST





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Crickhowell 3 miles • Abergavenny 6 miles • Hereford 25 miles • Cardiff 42 miles • Bristol 55 miles

### FOR SALE AS A WHOLE

Panteg represents a rare opportunity to purchase a delightful small holding with rural charm positioned in the sought after Grwyne Valley.

The property comprises; a four-bedroom farmhouse, traditional stone barns offering potential for alternative uses (subject to obtaining the necessary Planning Consent), a substantial agricultural building with approximately 27 acres of pasture land and woodland.

## FOR SALE BY PRIVATE TREATY

SELLING AGENTS

Williams Associates
chartered surveyors

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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Panteg is a traditional farmhouse which has been well maintained over the years and provides a wonderful home in the most beautiful setting. The farmhouse comprises; front porch and entrance hall which opens through to the kitchen and dining area. With a light and modern feel these rooms really provide the heart to the home with open views across the valley.

The thriving market town of Crickhowell is located just a short drive away, providing excellent amenities including; independent high street, doctors surgery, library, cafes and renowned restaurants/pubs. Furthermore, Primary and Secondary Schooling are available within Crickhowell. The larger market town of Abergavenny is approximately six miles away offering a range of shopping, leisure and educational facilities, together with a railway station providing connections to Cardiff, Bristol and London.

The ground floor is complemented by two further reception rooms (one with a solid fuel wood burner and a second running from the oil supply). Both rooms benefit from feature fireplaces adding enormous character.

The first floor offers a large principal double bedroom; two further double bedrooms and a fourth single bedroom. The family bathroom includes; bath, wash hand basin and WC with a separate shower room opposite including a shower and wash hand basin.

The property is well proportioned and finished to a high standard throughout, being positioned back from the road for additional privacy, making it ideal for family living. The dwelling has the additional benefit of being well orientated to enjoy the natural sunlight throughout the day enjoying open views across the valley and the Sugar Loaf Mountain beyond. The outdoor terrace area is ideal for alfresco dining and entertaining, any purchaser will truly appreciate the peaceful yet accessible location of Panteg.











**The accommodation comprises:-**

## GROUND FLOOR

**Front Porch**
Flag stone floor. Double glazing.

**Hallway**
Quarry tiled floor. Stairs to first floor. Doors to kitchen, living room and snug.

**Kitchen**
Modern fitted base and wall units with Rayburn (oil fired). Flows down into dining area with access to the terrace and garden. The dining room has underfloor heating and was constructed in recent years. South facing aspect with exceptional views up and down the valley and really provides the home with a welcoming feel and also a great space for entertaining visitors.

**Snug**
Wood burner (oil). Fireplace with a feature exposed stone fireplace with a substantial Oak beam above adding character to the room. Door leading up to the Pantry.

**Pantry/Salting Room**
With original flagstone floor and salting blocks.

**Living Room**
Timber floor with an exposed stone fireplace and chimney breast with a wood burner installed.



## FIRST FLOOR

**Landing**

**Bedroom 1**
Principal double bedroom with a dual aspect. Fitted wardrobes. Radiator. Tremendous views over the garden, land and locality.

**Bedroom 2**
A second double bedroom, again profiting from a dual aspect. Fitted wardrobes. Radiator.

**Bedroom 3**
The third double bedroom offers similar to the preceding bedrooms with radiators and fitted wardrobe space.

**Bedroom 4**
A good sized single bedroom with fitted wardrobe and radiator.

**Bathroom/Shower Room**
Family bathroom accessed from the landing providing a relatively modern, three-piece suite including; bath, wash hand basin and wc with a separate shower room across the hallway housing a shower and wash hand basin.

**Attic**
The attic is currently used for storage and is accessed via bedroom two.

## OUTSIDE

### Garage
Adjoining the dwelling with timber first floor, tin clad walls and roof and a useful store below.

### Outbuildings
There is a range of traditional stone buildings, which provide a courtyard feel to the front of the dwelling, being adjacent to and adjoining the farmhouse. Given the popularity of the area and the tourist draw of the Bannau Brycheiniog and local towns such as Crickhowell and Abergavenny, these buildings may well potentially lend themselves to being suitable for future residential/recreational development (subject to obtaining the necessary Planning Consents, should a purchaser wish).

### Stone Dairy/Outhouse
Plumbed and space for washing machine. Good storage space ancillary to the dwelling and farm.

### Traditional Stone Barn
Traditional stone construction, adjoining the Dairy, with a slate roof and concrete block lean-to. Old cattle cubicles with additional wood and general storage space below.

### Modern Agricultural Building
Six bay steel portal frame agricultural buildings over an earth/hardcore floor. Solar system on roof. This is a tremendous building which adds not only agricultural and equestrian appeal to the holding but might be suited to various other recreational or tourism uses (STPP).

The traditional stone buildings may be suitable for conversion to home offices, residential or holiday lets, subject to Planning Permission being granted. A purchaser must rely upon their own research and advice in relation to any planning matters or potential changes of use at the property.







### Land
The adjoining land offers privacy and protection around the dwelling and yard. While providing good grazing, the land offers significant amenity appeal conjoined with the property and extends in total to approximately 16 acres adjoining the dwelling and yard. Stockproof fencing to all boundaries with water connected via a series of in field water tanks. The land is split into six manageable enclosures and is gently sloping which have been well maintained through regular grazing and/or mowing. The land generally has a south facing aspect and is freely draining and suitable for a variety of uses including livestock and equestrian grazing.

The land below the road sits opposite the main entrance to Panteg. With direct roadside access the land sweeps gently down hill towards a small area of mature, deciduous woodland and the River Grwyne. Additionally, there is a small coppice positioned in the road junction. This parcel has traditionally been used for livestock grazing and extends to approximately 6.31 acres (including coppice in the junction).

The land to the south is positioned a short distance along the lane, again with direct roadside access. The land benefits from mature hedges and an easily workable topography. There is also a small, tin clad building situated on the land. Natural water supplies this parcel. The land has traditionally been used for fodder conservation and livestock grazing and extends to approximately 4.41 acres.

As a whole Panteg extends to approximately 27 acres.



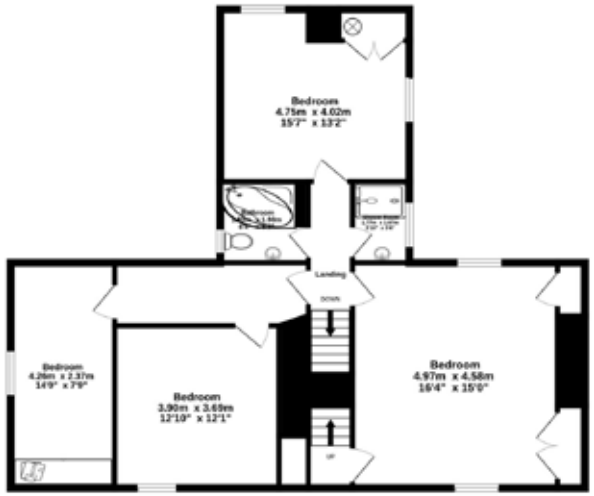
# PANTEG

## MAIN HOUSE

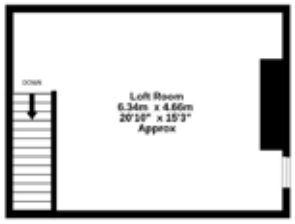
Ground Floor
110.9 sq.m. (1194 sq.ft.) approx.




1st Floor
87.5 sq.m. (942 sq.ft.) approx.




2nd Floor
28.4 sq.m. (306 sq.ft.) approx.



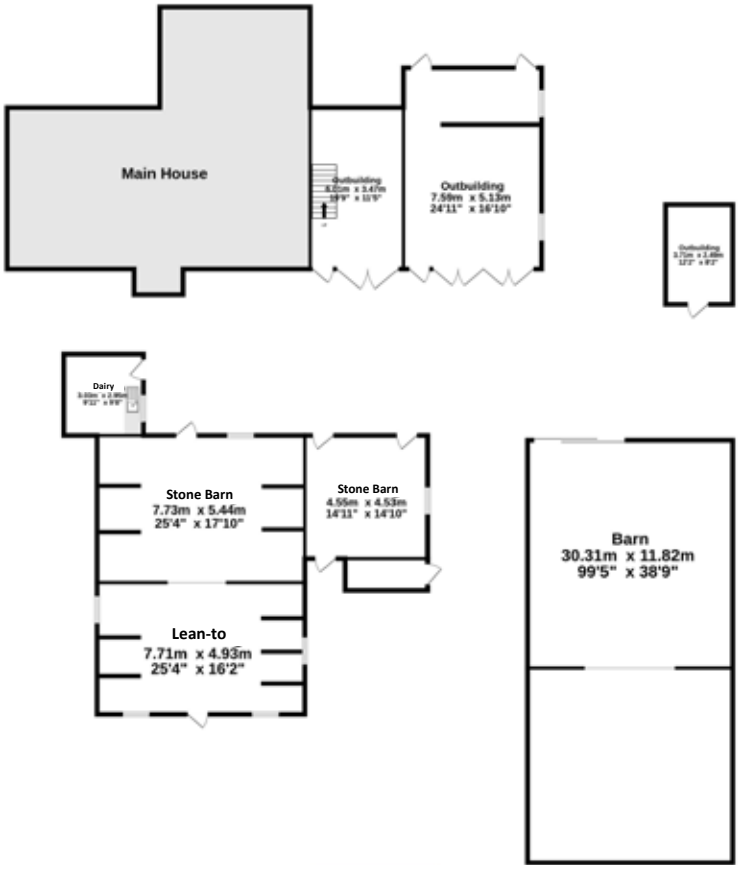

TOTAL FLOOR AREA : 226.9 sq.m. (2442 sq.ft.) approx.

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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## STONE BUILDINGS




TOTAL FLOOR AREA : 389.2 sq.m. (4190 sq.ft.) approx.

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# GENERAL REMARKS AND STIPULATIONS

## DIRECTIONS
**Sat Nav:** NP8 1ST
**What3Words:** Infinite.staining.palaces

## METHOD OF SALE
The property will be sold by Private Treaty.

## ESTATE AGENT NOTE
The Vendor would consider the exclusion of the parcels of land to the south of the Llanbedr to Fforest Coalpit Road from the sale.

## TENURE
Freehold with vacant possession on completion.

## SERVICES
The dwelling is served via a private spring water supply (understood to then feed a third-party property with overflow water only), private drainage (septic tank) and oil-fired central heating. Mains electricity serves the property and this is accompanied by a small solar array positioned upon the agricultural building.

## FIXTURES & FITTINGS
All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars.

## COUNCIL TAX BAND G

## ENERGY PERFORMANCE CERTIFICATES (EPC) F

## LOCAL & PLANNING AUTHORITY
Powys County Council
Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Tel: 0345 0544847

## VIEWINGS
Strictly by appointment only through the sole selling Agents.

## BASIC PAYMENT SCHEME
No Basic Payment Scheme Entitlements are included in the sale.

## HEALTH & SAFETY
Neither the seller not the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES, PLANS, AREA & SCHEDULE
The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## PLANS, AREA & SCHEDULE
The property is registered at HM Land Registry. These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## MONEY LAUNDERING
We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

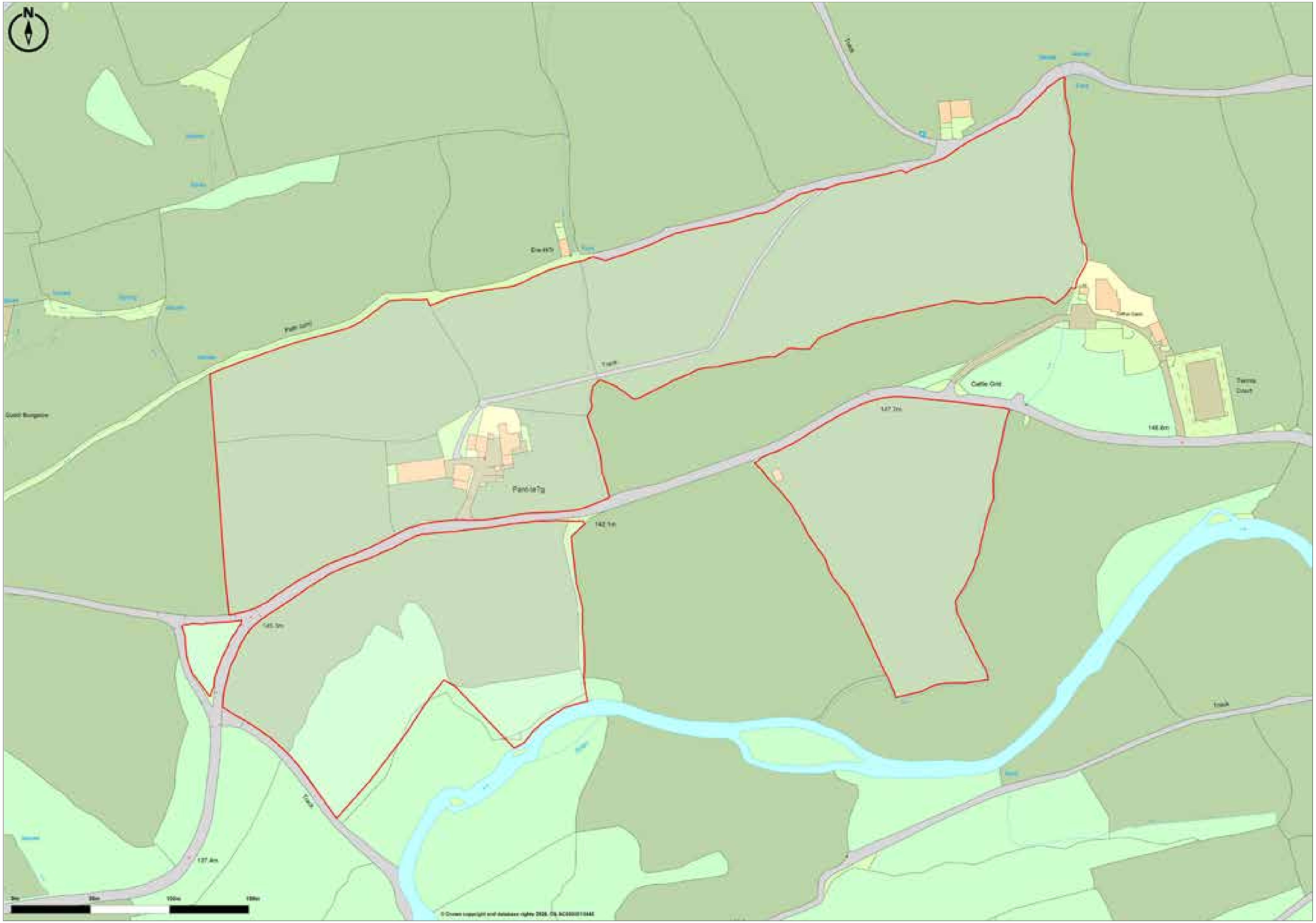
Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

## SOLE SELLING AGENTS
Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams or Sally Bigley



**IMPORTANT NOTICE**
The Joint Agents and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. They have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The purchaser is responsible for making their own inquiries in this regard.




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LANDMARK INFORMATION

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