

On the instructions of Mr & Mrs Kemeys



**NANT-Y-CARAD ISAF
YSTRADFELLTE, POWYS, CF44 9JF**

What3words: ombudsman.armful.resonated

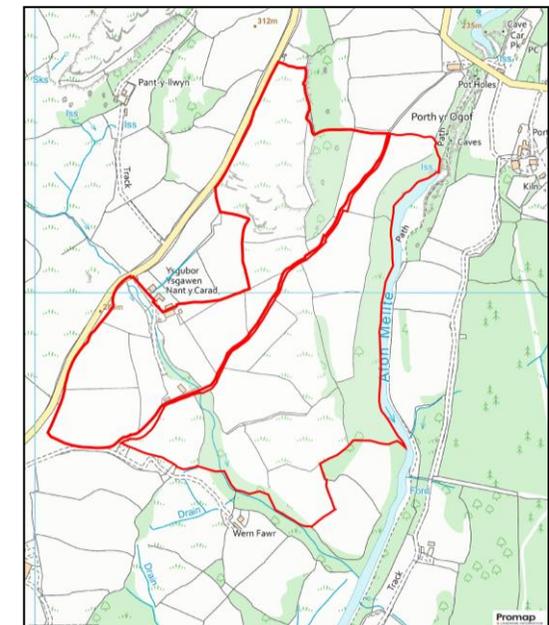
Lot 1: Barn conversion with 8.012 acres OIRO £525,000

As a whole: Barn and land extending to 64.6 acres OIRO £820,000 (will lot)

An opportunity to purchase a well present 2-bedroom conversion with workshop in the heart of the Waterfall's within the Brecon Beacons.

Permanent Pasture, Native upland woodland with streams in all extending to 26.14 hectares (64.60 acres). Including Agricultural steel building and sheds.

Suitable for Small holders, Equestrian use, Self sufficient living or alternative use as Tourism/ cottage industry.



SITUATION & BRIEF DESCRIPTION

- Nant y Carad Isaf Farm is located 1 mile south of the picturesque village of Ystradfellte within The Brecon Beacons.
- Easily accessible to the A465 junction (Glynneath) which is 5 miles to the west and the dual carriage links to Neath and wider M4 corridor. Penderyn village is approx. 3 miles and Hirwaun 6 miles East of Ystradfellte.
- The 2 Bedroom Barn conversion completed in 2017 is finished to a high standard. The layout of open planned kitchen and dining area with stairs, reception room off with wood burner. All under slate roof and windows/ patio doors triple glazed.
- The surrounding gardens are laid out to lawns and secluded patios to provide space for entertaining.
- A detached studio with utilities connected provides a opportunity for wider recreation enjoyment through the gardens. There are former railway wagons within garden area used for storage and log sheds.
- The land is conveniently divided in to blocks of clean pasture, woodland or rough grazing with natural water supplies. Some parcels have roadside access and there is a box profile building with steel sheeted door to front and pedestrian side door approx. 60 ft x 30ft with utilities connected as well as a timber clad building with mezzanine floor.
- The Holding extends to approx. 64.60 acres and has grazing rights on CL3 common as well as fishing rights on Afon Mellte. Lotting would only be progressed by private treaty once the barn conversion and land (extent TBC) have been sold.
- The property is close to Porth yr Ogof caves and car park serving the waterfalls.
- A bridle way splits the land south of the barn conversion, while offering fantastic access to the Brecon Beacons for horse riding and other walking activities.
- Super opportunity to live in a secluding location in the heart of the Waterfall Country.
- The land is suitable for claiming the Sustainable Farming Scheme with Habitat.





Nant y Carad Isaf

The barn conversion extends to approx. 92.3m² and offers open plan kitchen/ dining and living room with separate reception room. 1st floor 2 bedrooms with family bathroom.

The property has timber floors and slate to wash areas, with other bespoke features providing a light and airy living spaces, with large windows in the living area linking it all to the garden areas. The triple glazing along with installed solar panels (connected to grid) assist the dwelling being EPC rated as Band "B". The integral kitchen with built in fridge/ freezer and dishwasher, also has wider storage space, including washer machine and tumble dryer in one cupboard. Bottled gas for cooker. W/C and shower room off kitchen area. The log stove on reception room, has a back boiler for hot water. The property has oil boiler and is connected to the mains water. septic / digester for waste.

The gardens are laid out to a lawn with access to the streams side woodlands and offering wider natural recreations areas.

The garden studio provides a spacious storage area or adaptation to office for home working with suitable utilities connected.

Land & Outbuildings

The land extends to 26.14 hectares (64.60 acres), being mix of upland permanent pasture extends approx. 25 acres, the majority of gentle sloping with a few steeper banks, the permanent pasture has in recent years been cut for winter fodder. Rough grazing extends to approx. 24 acres (some rock outcrops) with native trees as boundaries or other traditional boundaries. Stock excluded woodlands extend to over 12 acres. Other areas being scrub, streamside corridors or access track.

In addition to the storage sheds around the garden, there is a box profile steel sheeted building (steel sheeted doors plus pedestrian access) with electricity and water connected, part concrete floor over all 60ft x 30ft building along with a timber clad structure with windows (secure) both off access track. The land ring fences the dwelling. There is a bridle way splitting the land, it is fenced out. The land benefits from several sources of natural water.

Floor Plan



Lotting **The barn conversion is offered as Lot 1 with 8 acres. OIRO £525,000.**

The land with Agricultural buildings can be lotted depending on acreage sold with dwelling.

Nant y Gared Isaf as whole is available - OIRO £820,000

Use **Agricultural or equestrian.**

The property offers several opportunities for Tourism subject to planning.

Key information

Planning: Nant yr Carad Isaf is within the Brecon Beacon National Park.

Overage: There is no overage on land or buildings

Common Rights: Brecon CL 3; Entry 520 for Pony (9 rights) and Sheep (244 rights).

Entitlements: BPS entitlement will be transferred with the land (prior to May 15th)

Access track: One other dwelling has rights over the first section of track.

Tenure: Freehold with Vacant Possession on Completion

Services: Mains water supply and electricity. Telephone with broadband connected.

Rights of way: The property is affected by public rights of way.

Council Tax band: D

LPA: Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG <https://en.powys.gov.uk/contact>

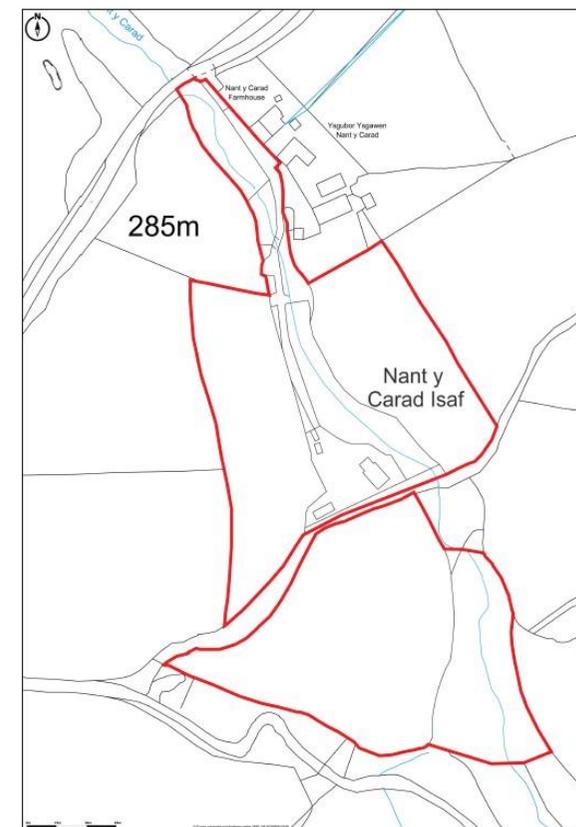
LOCALITY: Ystradfellte,

DIRECTIONS: Exit A465 (Glynneath for A4109) right onto Pontneddfechan road, B4242 at Pontneddfechan follow road, bare left up hill, stay on single width lane passed the Glynneath Golf course, after approx. 3 miles the property is on your right.

VIEWING: **Strictly by appointment with the agent.**

CONTACTS: **AGENT:** Jeremy Liley, Farmtrack Chartered Surveyors, Tudor House, Coychurch, Bridgend. CF35 5NS. (01656 650244) admin@farmtrack.wales

Lot 1



IMPORTANT NOTICE

- 1) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order as they have not been tested by us. Prospective purchasers should satisfy themselves on such matters prior to purchasing.
- 2) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT necessarily precise.
- 3) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact.
- 4) The plans used in these particulars are based on the Ordnance Survey but are for reference only. They are believed to be correct, but the purchaser shall be deemed to have satisfied himself/herself as to the description of the property and any error, omission or mis-statement as to the areas or otherwise shall not annul the sale or entitle the party to compensation in respect thereof.
- 5) The sale will be subject to Conditions of Sale, which can be obtained from the vendors' solicitor.
- 6) The property, (or parts of the property if subdivided for sale) is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing or proposed wayleaves for masts, stays, cables, drains, gas or other pipes whether referred to in the stipulations, particulars or conditions of sale or not, and to the provisions of any Planning Schemes of the County or Local Authority