



Old Cwm Farm, Tregoyd, Brecon, Powys. LD3 0SR





**Old Cwm Farm**  
**Tregoyd**  
**Brecon**  
**Powys**  
**LD3 0SR**

Summary of features:

- Secluded 5-bedroom rural retreat located in the foothills of the Black Mountains in a Dark Sky Reserve
- Ideal Equestrian Property extending to 13.4 acres plus Hill Grazing Rights
- Extensive range of outbuildings
- Private spring water supplies, solar panels & off grid electricity supply
- Stunning scenery and panoramic views

**Hay-on-Wye 4 miles**  
**Brecon 12.5 miles**  
**Hereford 23.5 miles**

**Description**

Old Cwm represents a beautifully situated rural residence located at the foothills of the Black Mountains and heart of the Brecon Beacons National Park in a dark sky reserve. Set in an idyllic, peaceful location, the property offers significant equestrian possibilities with a useful range of outbuildings surrounded by approximately 13.40 acres of grounds to include pasture, woodland, streams and large ponds.

**Situation**

Old Cwm Farm is situated in the foothills of the Black Mountains within the Brecon Beacons National Park. The property is situated within Tregoyd Parish in the County of Powys.

Tregoyd is midway between the towns of Hay-on-Wye and Talgarth. Hay-on-Wye offers an excellent range of services and facilities including boutique and independent shops, cafes and bistros, public houses, a doctors surgery, dental surgery, small supermarket and primary school. There is also a thriving outdoor market held every Thursday. Hay-on-Wye is very much on the tourist trail and is renowned for the Hay Literary Festival. The surrounding area is renowned for its stunning beauty and is within easy reach of old Cwm Farm. Set in the Wye Valley the area offers a multitude of recreational opportunities.

**The Accommodation**

Old Cwm Farmhouse is of traditional stone construction and was originally built some 200 years ago. In more recent times, the property has undergone significant restoration and has been sympathetically done to retain many original type features. A particular theme are the exposed oak beams and the stunning oak paneling in the Drawing Room. The residential property offers spacious accommodation and is briefly outlined as follows:

**Ground Floor**

Hallway	2.79m x 4.64m
Office	4.43m x 3.98m

**First Floor**

Drawing Room	4.55m x 6.24m
Sitting Room	4.99m x 6.85m max
Hall	2.10m x 2.84m
Dining Area	4.99m x 2.90m
Kitchen	5.00m x 4.56m
Bedroom	2.76m x 4.68m max
WC	

**Second Floor**

Landing	
Bathroom	4.88m x 3.21m
Bedroom	3.77m x 2.24m
Bedroom	4.99m x 2.48m
Bedroom	4.99m x 5.45m
En-suite	1.74m x 4.86m
Dressing Room	3.59m x 3.98m





## The Land

The land extends to approximately 13.40 acres to include areas of permanent pasture split into conveniently sized enclosures which also has the benefit of various ponds and water features. The land also benefits from an extensive hill grazing right on the Black Mountains.

## Outbuildings

The land is equipped with a suitable range of outbuildings ideal for agricultural and equestrian purposes. The buildings are more than adequate for the size of the holding and briefly comprise the following:

Timber Framed Building  
15.37m x 8.93m

Steel Framed Building  
7.52m x 12.82m

Modern Portal Framed Steel Shed  
6.03m x 18m

## Topography

The land lies at between 320 and 360 meters above sea level.

## Services

We are advised that the heating is provided by woodburning stoves and night storage heaters. The electricity is provided by a diesel generator system with a solar panel system to help assist with electricity. There is a private water supply fed through a systems of natural springs and a partially installed Hydro Electric

system. No mains water or electricity available. Please note the services or service installations have not been tested.

## Timber, Woodland, Sporting and Mineral Rights

As far as we are aware these are included within the sale but are to be confirmed.

## Council Tax

To be confirmed.

## Tenure

Freehold with vacant possession upon completion.

## 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.

## Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) 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.

## Boundaries Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## Directions

From Hay-on-Wye proceed out of town on the B4350 and take the first left sign posted Llanigon. Proceed through the village of Llanigon and the hamlet of Fforddlas. On exiting the hamlet of Fforddlas take the next left and proceed up the single track council maintained highway. Continue passing Llwynberried Farm which is located on the right hand side, continue up a steep hill until the road plateau's towards The Black Mountains. Immediately before the cattle grid take a right hand turn through a gateway and proceed along this track for approximately ¼ mile and then bear left on a steep corner through another gateway that provides access to Old Cwm Farm.

## Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands. Contact Tel: 01497 822522.  
Office opening hours:  
Mon-Fri 9.00-5.00pm. Sat 9.00-12.00pm.  
Out of hours contact:-  
Matthew Nicholls 07811 521 267  
Harry Aldrich-Blake 07717 410 757



## Health and Safety Notice

Please be aware that this is a fully working and active farm. We advise all viewers to take extra care when making an inspection of the farm. Viewing is undertaken solely at your own risk and neither the agents or the owners of the farm take any responsibility for any injury however caused.

## Money Laundering

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence. 2. Residential ID for example current Utility Bill.

## Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

## Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

## Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## Viewing by appointment through Sunderlands

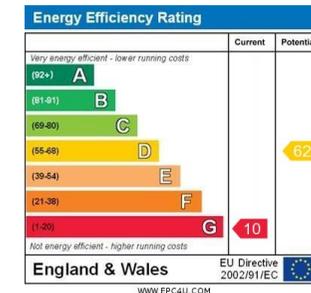
### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



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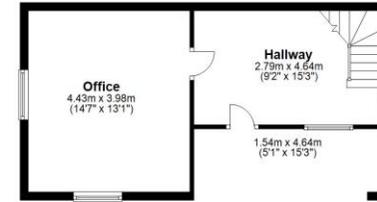
Zoopa.co.uk  
Smarter property search



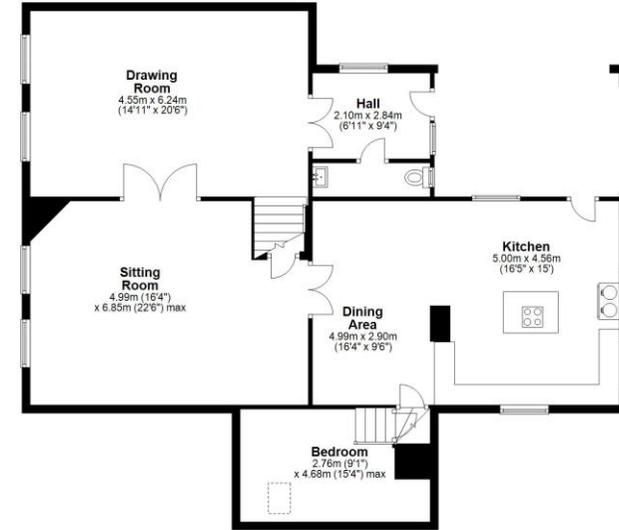
None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 284.5 sq. metres (3062.6 sq. feet)

Floor plans produced for identification only. Not to Scale  
Plan produced using PlanUp.