



BRONLLYS CASTLE

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BRONLLYS CASTLE OFFERS A TRULY DIVERSE PROPERTY PACKAGE ALLOWING A PURCHASER TO OWN A SLICE OF LOCAL HISTORY AND THEIR VERY OWN THREE STOREY STONE KEEP MAINTAINED BY CADW. INCLUDING A GRADE II* LISTED GEORGIAN COUNTRY HOUSE, ATTACHED TWO BEDROOM COTTAGE, DETACHED TWO BEDROOM BARN CONVERSION AND DETACHED COACH HOUSE WITH TWO BEDROOM APARTMENT. ALL SITTING WITHIN APPROXIMATELY 13 ACRES OF RIVERSIDE GROUNDS WHILST APPEALING TO BOTH THOSE IN THE TOURISM AND LEISURE INDUSTRY AND ALSO MULTI-GENERATIONAL FAMILY PURCHASERS.

- Attractive Grade II* listed Georgian country house •
 - Attached two bedroom cottage •
 - Detached two bedroom barn conversion •
- Detached coach house with two bedroom apartment •
- Impressive three storey stone Keep maintained by CADW
 - Set in approximately 13 acres of riverside grounds on the edge of the Brecon Beacons National Park •
- Excellent potential for multigenerational living or an events venue, subject to planning and licences •
- Fantastic road connections to South Wales, the M4 corridor, and the West Midlands •
 - Offered for sale by private treaty •

DISTANCES FROM BRONLLYS CASTLE

Talgarth 1.3 miles • Hay-on-Wye 7.4 miles • Brecon 8 miles
Crickhowell 13 miles • Abergavenny 19.3 miles • Ebbw Vale 20.3 miles
Hereford 29.3 miles • Newport 38.5 miles • Cardiff 49.4 miles
Bristol 59.2 miles • London 175 miles
Abergavenny Train Station 21.2 miles • Newport Train Station 38.2 miles
Bristol Parkway Station 63.9 miles
Cardiff Airport 49.4 miles • Bristol Airport 73.3 miles
Birmingham Airport 91.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property enjoys an excellent location between the village of Bronllys and the small market town of Talgarth, boasting fantastic road connections to South Wales, the M4 corridor, and the West Midlands.

A petrol station and a local convenience store, providing groceries and everyday essentials, are just a short walk from the property.

Bronllys is a quiet yet thriving village with excellent accessibility to major road networks. The nearest establishment is The Cock Hotel, known for its warm welcome. The hotel's restaurant features a menu with both local and international flavours, and its well-stocked bar caters to all tastes. Bronllys also boasts an active community centre at the Village Hall and also the iconic Honey Cafe.

Brecon, located just 8 miles from Bronllys Castle, is a bustling market town in the heart of the Brecon Beacons National Park. It offers high street shops, restaurants, bars, numerous healthcare services, leisure facilities, and entertainment venues. Residents and visitors can enjoy the spectacular Brecon Cathedral, the prestigious Brecon Golf Club, and the scenic Brecon Canal Basin at the northern end of the Monmouthshire and Brecon Canal. The town also hosts annual food and jazz festivals and is home to Christ College, the co-educational, boarding and day independent school.

The world-renowned Brecon Beacons National Park offers an abundance of tourism and recreational activities, including rock climbing, abseiling, gliding, biking, and walking. The park features Pen y Fan, the highest mountain in South Wales, among its many attractions.

The cathedral city of Hereford boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.



MAIN RESIDENCE

Bronllys Castle is an impressive Grade II* listed Georgian country residence set within the grounds of an ancient Motte & Bailey castle. In addition to the main house, which is currently divided into two apartments, the estate features the original stone keep, a charming two-bedroom cottage called Castle Cottage, a coach house with a two-bedroom apartment, a two-bedroom barn conversion, and various other outbuildings with potential for further use.

The main residence could be turned back into one dwelling if desired which would boast a spacious, versatile family home.

The ground floor apartment known as "Lower Flat" welcomes you with a grand, spacious entrance hall which leads to an elegant sitting room with a large bay window, wooden floorboards and a cosy wood-burning stove. Flowing seamlessly from here is the dining room, perfect for hosting and entertaining. To the rear you will find a delightful kitchen and breakfast room, a convenient cloakroom and completing the ground floor accommodation are two generously sized en-suite bedrooms.

Ascending to the first floor known as "Upper Flat", there are three well-proportioned bedrooms, one with en-suite facilities, along with a separate shower room, bathroom, and a kitchen / dining room. The most impressive part of this floor is a large, versatile sitting room that could remain as one expansive space or be divided to create an additional bedroom if desired.

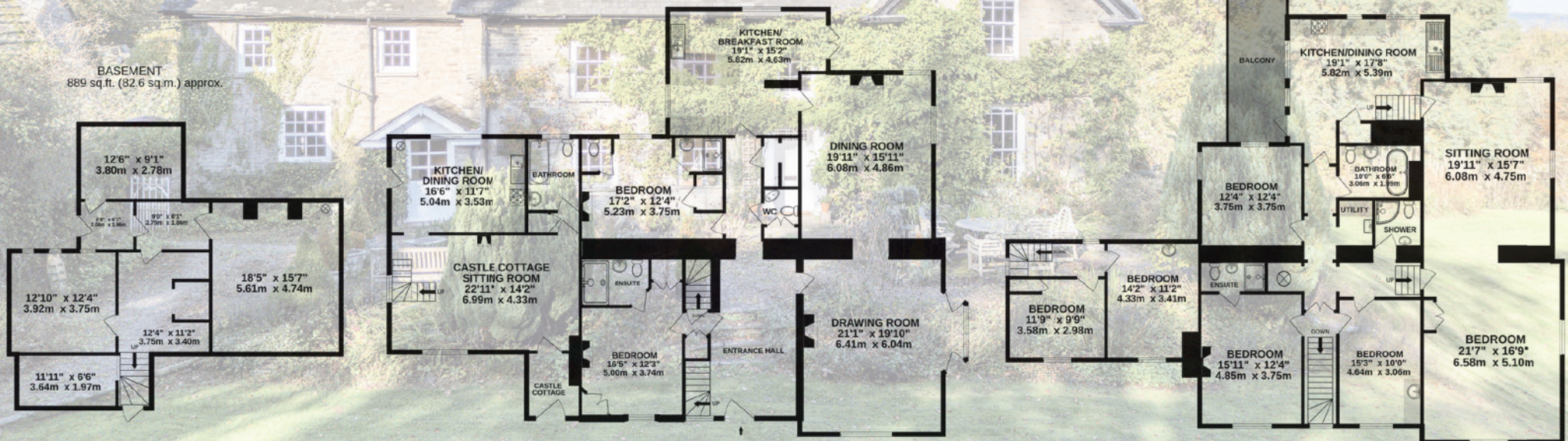
This residence blends historic beauty with versatile living arrangements, offering a truly unique opportunity for a purchaser.



GROUND FLOOR
2413 sq.ft. (224.2 sq.m.) approx.

1ST FLOOR
2103 sq.ft. (195.3 sq.m.) approx.

BASEMENT
889 sq.ft. (82.6 sq.m.) approx.



BRONLLYS CASTLE, MAIN HOUSE, BRONLLYS, BRECON, LD3 0HL

TOTAL FLOOR AREA : 5405 sq.ft. (502.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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THE BARN

This traditional stone hay barn has been beautifully transformed into a warm and inviting home. The main living area is an expansive, open-plan kitchen, living and dining space. The floor to ceiling central windows fill the space with natural light. Painted stone walls, a cosy wood-burning stove, and stylish kitchen units add to the rustic charm. A spiral staircase leads to a mezzanine floor above the kitchen, perfect for an office or an additional bedroom.

The ground floor also includes a spacious en-suite bedroom with stunning exposed roof timbers.

Attached to the front of the barn is a versatile shed / workshop and a generous garage with a convenient shower room accessible from both the garage and kitchen.

This conversion masterfully combines character with functionality, making it an exceptional living space.



COACH HOUSE APARTMENT

This expansive stone barn brims with incredible potential. Inside, it boasts a gallery and spacious stables each with high ceilings, while a central storage area offers additional space.

Above these is a two bedroom coach house apartment, complete with a cloakroom, shower room, two bedrooms, one with en-suite facilities and kitchen / sitting room.

There is also a traditional woodstore and cart shed that opens to the full height of the roof, providing ample storage space.

This barn complex combines historic charm with versatile spaces ripe for conversion, subject to the necessary permissions.



CASTLE COTTAGE

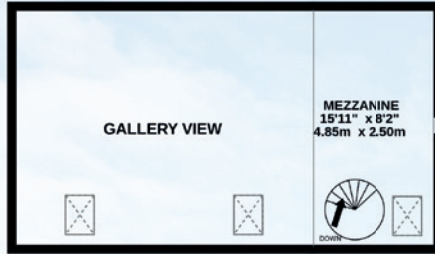
Adjoining the main house is a charming, welcoming cottage that radiates warmth and character. The ground floor features a spacious sitting room, a kitchen / dining room and a bathroom. Stairs from the sitting room lead to two bedrooms, each with a cosy ambiance.

STONE KEEP

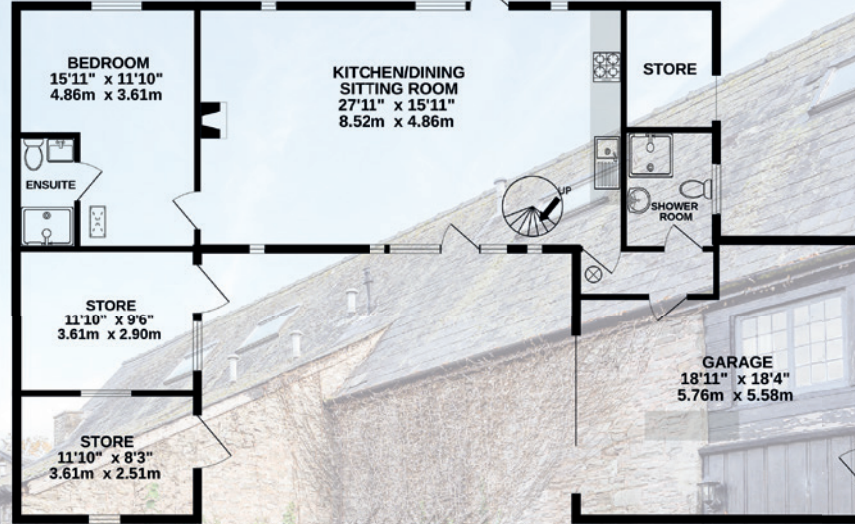
Located strategically near the crossing of the Llynfi River, perched on a motte approximately 6 metres high, the three storey stone keep is a scheduled ancient monument maintained by CADW and is listed among the best preserved examples of the 13th century round stone tower fortifications characteristic of the Welsh Marches. The public enjoy visiting the Keep which they can gain access to via a separate public entrance.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



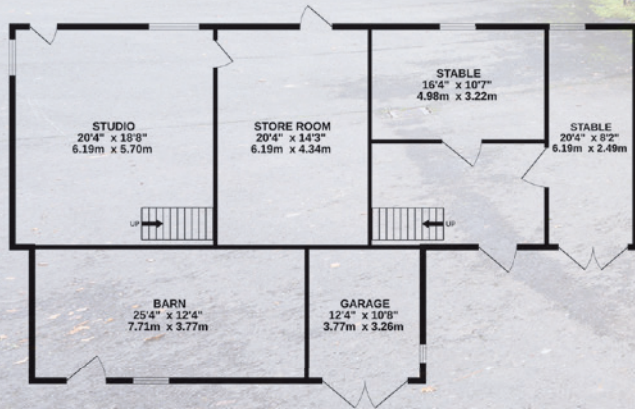
GROUND FLOOR
1277 sq.ft. (118.6 sq.m.) approx.



BRONLLYS BARN CONVERSION

TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

GROUND FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



1ST FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



2ND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



BRONLLYS COACH HOUSE/OUTBUILDINGS

TOTAL FLOOR AREA : 3649 sq.ft. (339.0 sq.m.) approx.



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OUTSIDE

Bronllys Castle is nestled within approximately 13 acres of enchanting gardens and grounds, featuring beautifully manicured lawns and scenic views. A circular drive with dual entrances welcomes you to the property, where ample parking, a vegetable garden, and several paddocks stretch down toward the peaceful River Llynfi, complete with fishing rights for an idyllic riverside experience.

The property also includes a rustic stone and timber shed and a small hay barn, ideal for open storage.



KEY INFORMATION

Services: Mains electricity, mains water, mains gas and private drainage (treatment plant).

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Tenure: Freehold

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.


Council Tax Band: Lower Flat – B; Upper Flat – A; Barn – B; Castle Cottage – D; Coach House – C.

Local Authority: Powys County Council. Telephone 01597 827460

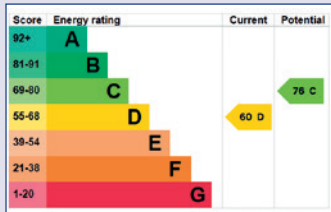
Viewings: Strictly by appointment with the selling agents.

Directions: From Brecon, take the B4602 and merge onto the A470. Continue on this road, then onto the A438 until you reach a roundabout. Take the third exit and continue to another roundabout where you need to take the third exit again. Bronllys Castle will be found shortly after on your left.

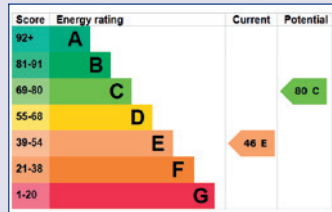
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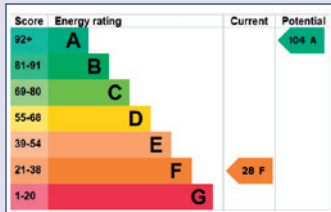
ENERGY PERFORMANCE CERTIFICATES:



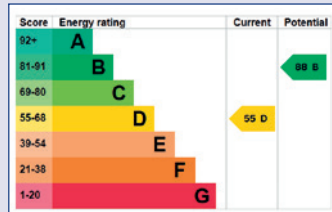
Lower Flat – D



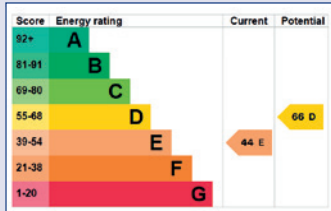
Upper Flat – E



Barn – F



Castle Cottage – D



Coach House – E



Powells

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PRIVATE
RONLLYS CASTLE
RESIDENCE



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