



PENCILAU FARM

LLANGATTOCK | CRICKHOWELL | POWYS



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PENCILAU FARM IS A CHARMING 14TH CENTURY GRADE II LISTED PROPERTY SET AROUND A COURTYARD IN A RURAL BUT ACCESSIBLE LOCATION. FULL OF CHARACTER, IT BOASTS FLAGSTONE AND OAK FLOORING, INGLENOOK FIREPLACES AND EXPOSED BEAMS. THE MAIN RESIDENCE IS COMPLIMENTED BY ATTACHED STONE BARN AND A DETACHED, SPACIOUS STEEL FRAMED OUTBUILDING. NESTLED WITHIN APPROXIMATELY 13 ACRES OF GARDENS, WOODLAND AND SLOPING LAND, THIS HISTORIC HOME OFFERS A UNIQUE BLEND OF PERIOD CHARM AND RUSTIC BEAUTY.

- Grade II listed period farmhouse set around a courtyard •
- Excellent rural but accessible location •
- Spacious, versatile accommodation set over two floors •
- Four bedroom farmhouse, attached stone barns with potential for conversion and large steel framed detached workshop •
- Circa 13 acres of gardens, woodland and grounds with impressive views across the valley •
- Situated within the Brecon Beacons National Park •

DISTANCES FROM PENCILAU FARM

Crickhowell 1.9 miles • Abergavenny 7.6 miles • Brecon 15.4 miles
Monmouth 24 miles • Newport 25.9 miles • Chepstow 29.9 miles
Hereford 32.6 miles • Cardiff 36.8 miles
Bristol 56.1 miles • London 163 miles

Abergavenny Train Station 8.8 miles • Newport Train Station 25.6 miles
Cardiff Central 38.5 miles

Cardiff Airport 47.3 miles • Bristol Airport 60.8 miles
Birmingham Airport 93.8 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

Pencilau Farm enjoys an excellent location on the outskirts of the village of Llangattock surrounded by stunning countryside but boasting excellent links to the larger centres of Hereford / Newport / Cardiff / London. The property is within walking distance of Craig-y-Cilau nature reserve.

Just 1.9 miles from Pencilau Farm is Crickhowell, a thriving community with a range of amenities to include primary and secondary schools, dentists, doctors surgeries, restaurants and public houses. Crickhowell is also home to the ever popular Green Man Festival and Webb's Department Store.

The market town of Abergavenny is just 7.6 miles from the property and is known as the Gateway to Wales. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Bloreng. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well-respected primary schools and King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

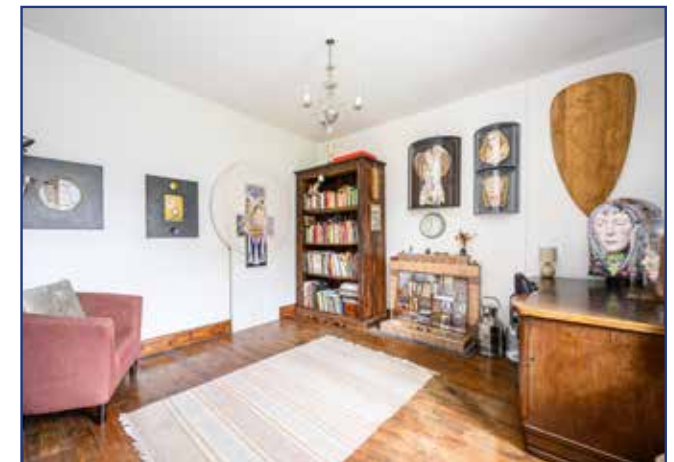
Brecon is a bustling market town in the heart of the Brecon Beacons National Park. It offers high street shops, restaurants, bars, numerous healthcare services, leisure facilities, and entertainment venues. Residents and visitors can enjoy the spectacular Brecon Cathedral, the prestigious Brecon Golf 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.

Monmouth, just over 20 miles away, boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

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.

Cardiff is just 36.8 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Bristol, 56.1 miles from the property, has a similar offering.

An abundance of tourism and recreational activities exist within Powys and the wider region, especially within the Brecon Beacons National Park. The Wye Valley, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Pencilau Farm offers an excellent opportunity to acquire a 14th Century Grade II listed rural residence with attached stone outbuildings and a variety of other useful outbuildings set within approximately 13 acres of gardens, woodland and grounds. The property has been owned by the same family for the past 38 years.

Stepping through the front door of this historic farmhouse, you're welcomed into a warm and inviting entrance hall. Doors from this space open to a ground floor bedroom, study and reception room with the latter providing access to the kitchen.

The kitchen is full of character and charm and benefits from an inglenook fireplace with wood burning stove, flagstone flooring and oak beams that run across the ceiling. There is a Belfast sink, an array of freestanding cupboards offering worktop space and ample room for a dining table and chairs. A large pantry and an additional access can be found to the rear and side of this room respectively.

A staircase from the entrance hall leads you up to the first floor accommodation. There are two double bedrooms, a single bedroom and a family bathroom.

An impressive, spacious sitting room completes the first floor accommodation. A room once again brimming with character and mirroring the space below with an inglenook fireplace and exposed beams. This space could be transformed into a principal bedroom suite if desired.

Above this room, accessed externally via a carved oak door and bargeboards, you will find the granary. This space reveals exposed beams, upper cruck roof trusses and the option for further accommodation if required.

OUTBUILDINGS

A large 6 bay listed stone thrashing barn compliments the property and has two raised floors.

Attached is another stone barn that the owners had previously obtained full planning for conversion. This planning has since expired.

Both of the barns span over 2500sqft of useful and versatile space.

Detached from the property is a 1800 sqft steel framed barn that would be perfect for a variety of uses. Particularly those wishing to store vehicles or have a large workshop area.

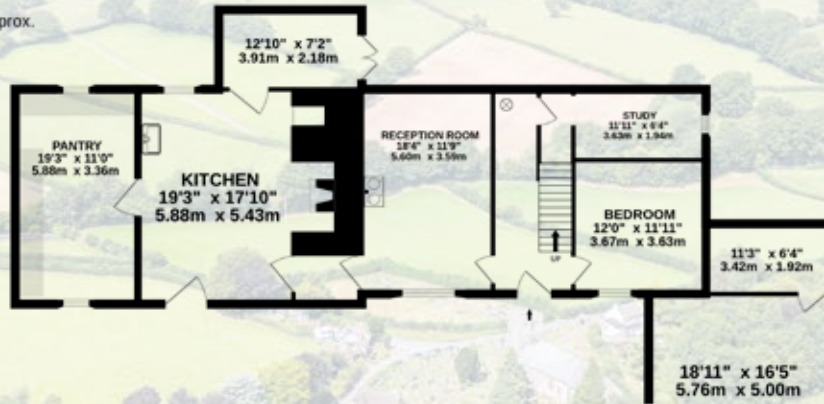




PENCILAU HOUSE

TOTAL FLOOR AREA : 2862 sq.ft. (265.9 sq.m.) approx.

GROUND FLOOR
3434 sq.ft. (319.1 sq.m.) approx.

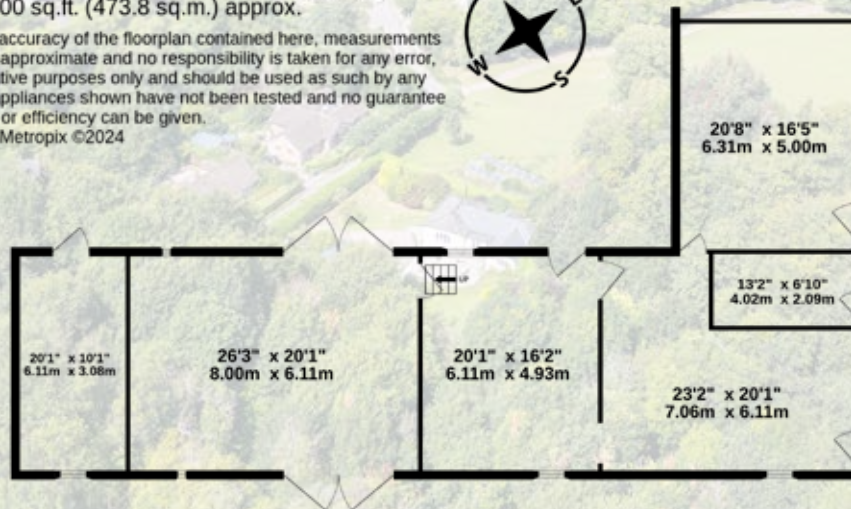


PENCILAU FARM & BARNs, LLANGATTOCK, CRICKHOWELL, NP8 1LE

TOTAL FLOOR AREA : 5100 sq.ft. (473.8 sq.m.) 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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OUTSIDE

A five-bar gate welcomes you to a private driveway with sloping land either side. A spacious yard, offering ample parking for multiple vehicles can be found at the bottom of this drive. To the right is a single-storey steel framed outbuilding and to the left the stone barns and main residence.

The gardens, woodland and grounds amount to circa 13 acres and beautifully wrap around Pencilau Farmhouse. Expansive lawns stretch out, offering excellent views and to the rear of the property lies a tranquil area of woodland, well preserved traditional hay meadows and sloping fields.

An abundance of fruit trees and wildflowers compliment the package that offers an excellent natural feel.

KEY INFORMATION

Services: Mains electricity, private water supply (Spring), private drainage (septic tank) and LPG heating.

Tenure: Freehold

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.

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: H.

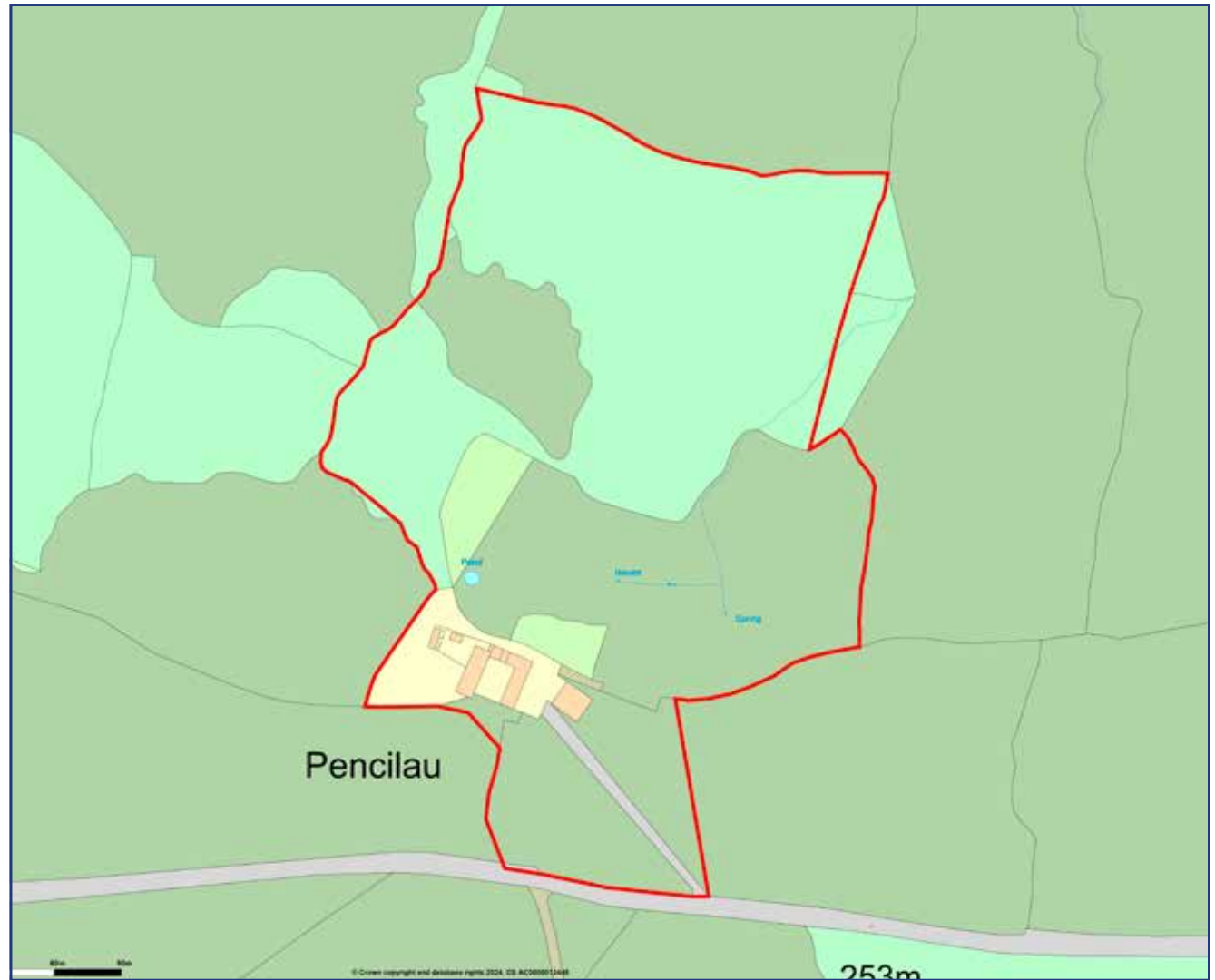
Local Authority: Powys County Council. Telephone: 01597 827460

Viewings: Strictly by appointment with the selling agents

Directions: From Crickhowell, head to Crickhowell Bridge. After crossing, turn left onto the A4077. Take the next right onto Hillside Road and continue through Llangattock Village. Turn right in front of the chapel and continue up the hill and Pencilau will be the third property you pass on the right.

Postcode: NP8 1LE

WHAT 3 WORDS



Powells

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