



PANT GLAS

Brecon

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

PANT GLAS

Brecon

A beautifully presented historical house in the heart of the Brecon Beacons National Park

Accommodation and amenities

Hall ♦ Drawing room ♦ Dining room ♦ Study ♦ Kitchen ♦ Utility ♦ Cellar

6 Bedrooms ♦ 3 Bathrooms ♦ Courtyard of Traditional Barns
Pretty Two Bedroomed Cottage ♦ Gardens ♦ Pasture

In all about 4.2 acres

Description of property

The Brecon Beacons National Park, a spectacular landscape in the heart of mid Wales, covers some 520 square miles with The Black Mountains along the Herefordshire border guarding Hay on Wye at its northern end and Pen y Fan at 886 metres dramatically shadowing the famous town of Brecon in its midst. To the south of Brecon lies Pant Glas Farm, a few miles off the A470 which provides fast and easy access both to Brecon but equally Cardiff and the M4 to the south.

Shopping and educational facilities are abundant and naturally, leisure facilities abound.



Hereford 45 miles ♦ Brecon 8 miles ♦ Cardiff and M4 (Junction 32) 44 miles ♦ Abergavenny 28 miles (Distances approximate)

Description

Pant Glas is a fine Listed building. Beautifully refurbished throughout, it makes for a comfortable manageable family house which is bright and fresh. The origins of the house date back to medieval times with an impressive range of traditional buildings to one side. The house has the appearance of being in two parts albeit appropriately described as a long house in the traditional sense. Its slate roof, dramatic and varied chimney stacks and painted stone all add to its great charm.

The drive sweeps through a gated entrance with its cattle grid, to a large parking area whilst turning into the courtyard beside the house. The formal entrance is through a wrought iron gate and down stone steps either side of which is impressive stone terracing. The front door leads into the hall at the far end of which is a cloakroom and Study which has a door leading down to the cellar. The Dining Room has a large arched inglenook fireplace and a wood burning stove with an attractive cupboard to one side. The kitchen is well equipped with a 3 oven electric Aga, an excellent range of fitted units and small larder. Beyond is the Utility / Boot Room with the oil fired central heating boiler, sink, plumbing for washing machine and back door. The Drawing Room is large and was originally two rooms each with an open fireplace, the principle one of which now having a wood burning stove installed. A door provides access to the main staircase leading on to a large landing off which are four bedrooms. The main bedroom has its own ensuite bathroom and there is a family bathroom as well. A staircase at each end of the landing lead respectively up to two additional bedrooms, one of which has its own bathroom.

The Gardens lie either side of the house, the formal part being at the front of the house with its charming terracing and walling. The lawns on the south side of the house enjoy the views across the valley. The courtyard created by the traditional buildings also has an attractive arrangement of flower borders.

The Courtyard Buildings

Situated beside the house these are an impressive arrangement of three large stone built barns with various small lean to buildings in addition. On the far side of the barns is a small kitchen garden.



The Cottage

The Cottage has its own separate entrance off the lane. It too faces south and with its small garden is privately positioned. Attractively converted it comprises a large living room which at one end is the kitchen and the more immediate door on to the terrace. The hallway beyond has the formal front door and there are two bedrooms and a bathroom. Plans have been considered to incorporate the floor above with the addition of dormer windows in order to provide further accommodation.

The Land and Woodland

To one side of the house a five bar gate leads into an excellent south facing paddock. In addition below the garden is further grassland beyond which is a young plantation.



Services

Mains water and electricity. Oil fired central heating in the house and night storage heaters in the cottage

Fixtures and fittings

All items usually known as tenants' fixtures and fitting, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Directions

From London:

Take the M4 from London and turn off at Junction 32 on to the A470 heading north towards Merthyr Tydfil. Continue on the A470 until you get to a left hand turn for the A4215 signposted Defynnog. Continue along the A4215 for 4.5 miles. Ignore the first turning to Heol Senni. On the approach down the hill towards Defynnog you will see a small turning on the left signposted Heol Senni. Take this turn and continue for 3/4 of a mile where you will see a left turning. Take this turning and you will arrive at Pant Glas Farm.

Tenure

Freehold

Local Authority

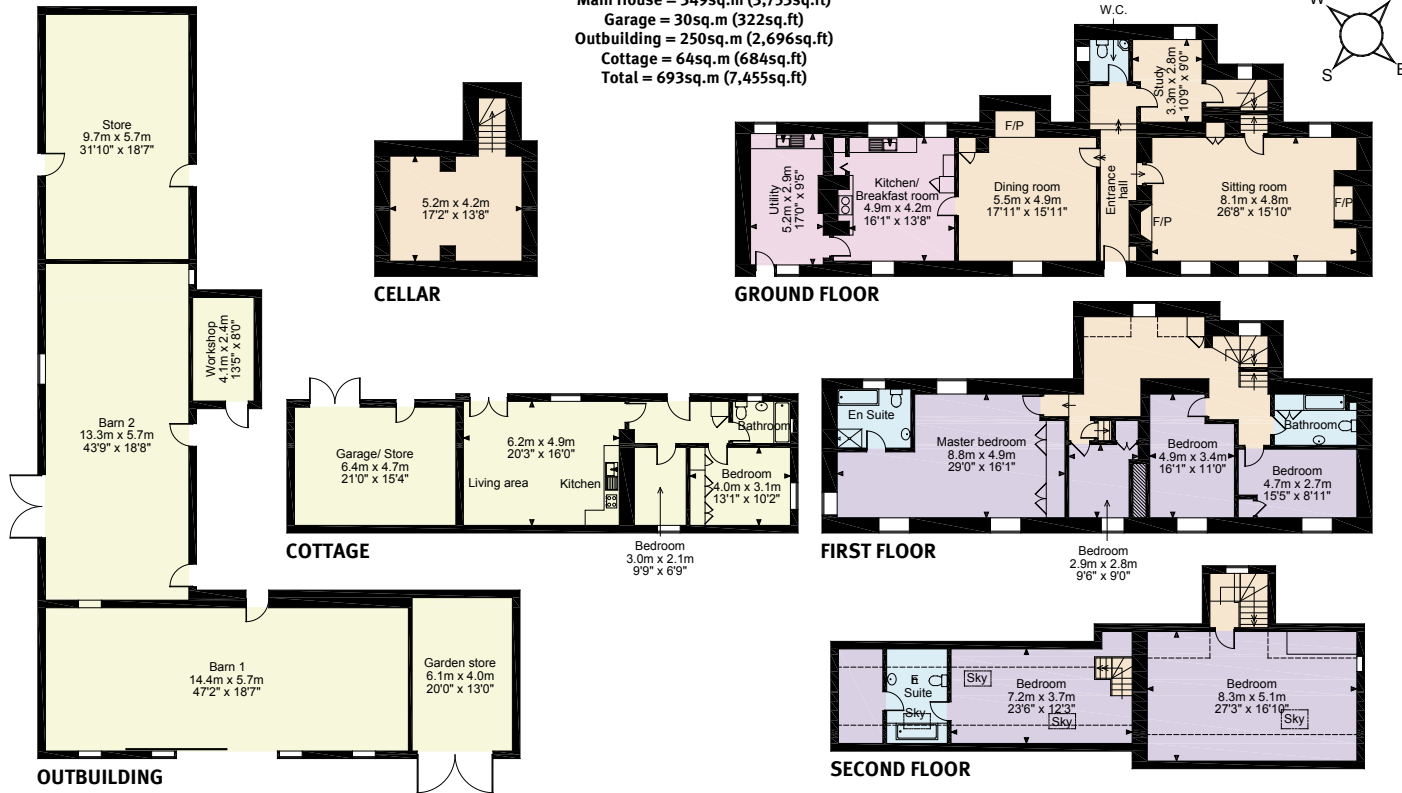
Powys County Council. Telephone (01874) 624141

Viewing

Strictly by appointment with Knight Frank – 01432 273 087



Pant Glas Farm, Sennybridge, Brecon
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 349sq.m (3,753sq.ft)
 Garage = 30sq.m (322sq.ft)
 Outbuilding = 250sq.m (2,696sq.ft)
 Cottage = 64sq.m (684sq.ft)
 Total = 693sq.m (7,455sq.ft)



---Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8144054/OHI



01432 273087

22 Broad Street
 Hereford HR 4 9AP
 hereford@knightfrank.com



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: October 2011. Photographs dated: October 2011.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.