



Cefn Gof

Sennybridge, Brecon

Carter Jonas

Cefn Gof
Sennybridge
Brecon
LD3 8TU

A privately situated grassland farm including a modern farmhouse and range of farm buildings with far-reaching views.

Approached along a quiet lane, Cefn Gof occupies a delightful and secluded position with outstanding views across its own land and beyond.

In all extending to 34.29 acres (13.87 hectares).

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Location

Cefn Gof is located approximately 2.5 miles outside of Sennybridge in the charming village of Pentrefelin. The property is just outside of the Bannau Brycheiniog National Park and has lots of fantastic walking routes into and around the national park.

Previously known as the Brecon Beacons the national park is rich in natural beauty and attracts tourists from all over the world. Cefn Gof is conveniently located just outside of the park, a small distance away from the tourist hubs, but still benefits from the proximity to this UNESCO Global Geopark.

The quiet serenity of the area around Cefn Gof became a designated International Dark Sky Reserve in 2013. With limited light pollution, the area around the property offers some of the clearest views of the night sky in the UK.

There are a number of good transport links from the property. The A40, the A4215 and the A4067 provide access to the wider region where Cardiff can be reached in just over an hour. A railway station can be found at Abergavenny, which is approximately 30 miles from the property.

Amenities

Despite the tranquillity of the area, Sennybridge is close at hand to offer a range of amenities, including a doctor’s surgery, post office, primary school and several pubs and restaurants.

The larger market town of Brecon is then some 9 miles away and offers a range of charming independent cafes, shops, and restaurants.

Farmhouse

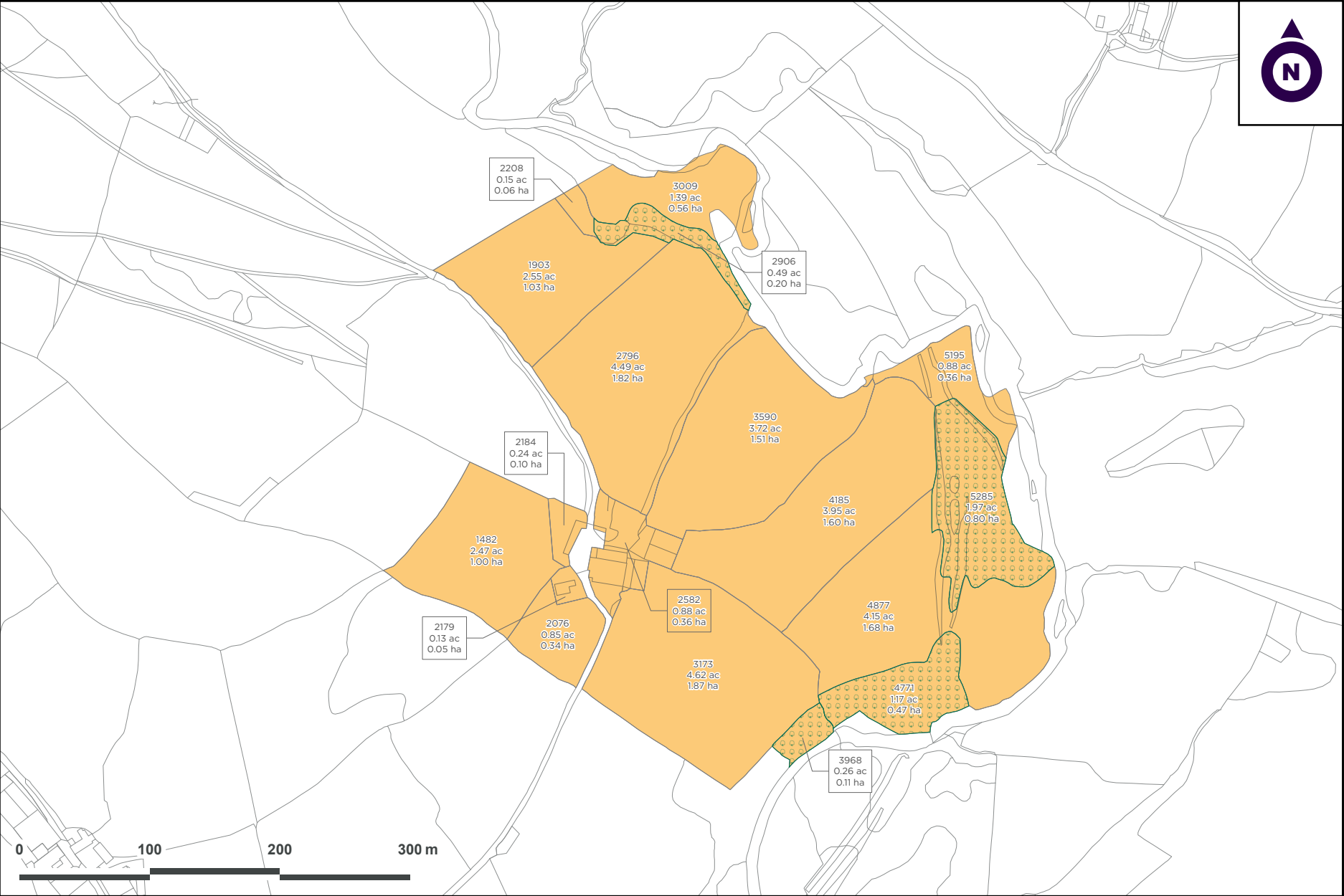
Cefn Gof is a 4-bedroom farmhouse built in the 1960s. The property is centrally located within its own land and benefits from outstanding views across rolling valleys from all angles. The ground floor includes a small, but homely kitchen, the living room has a wood burning stove and traditional aga. There is also a practically located utility room and toilet adjacent to the entrance to the property. Upstairs are four double bedrooms which are light and airy.

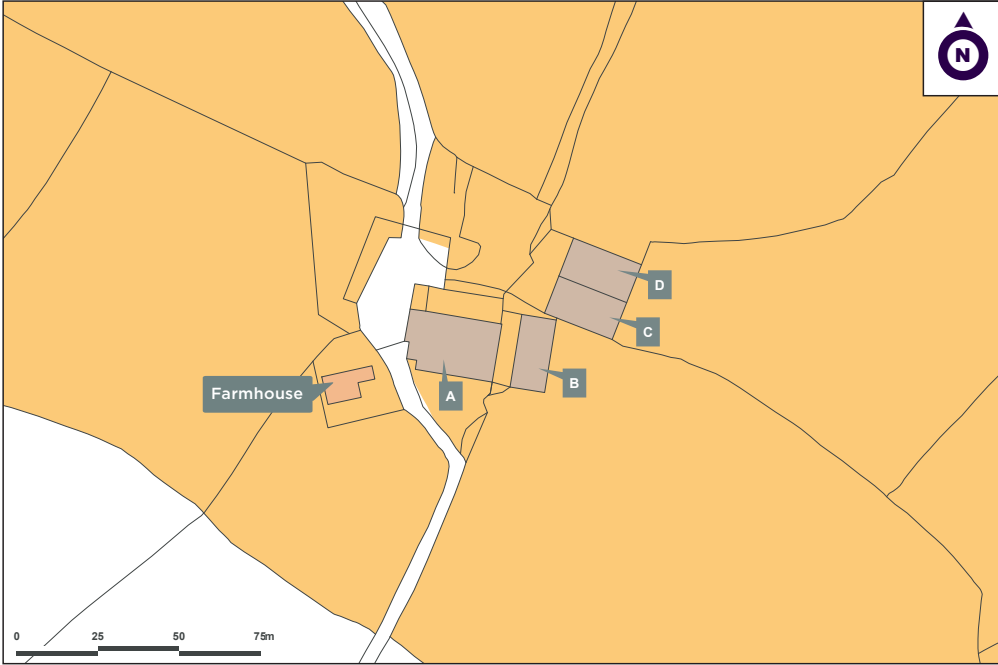
Buildings

The farm buildings comprise of four large portal frame barns of which two are joined. The buildings provide useful livestock accommodation, predominantly utilised for cattle in recent years. There are also sheep holding pens and a large concrete yard with ample access for large machinery if required.

Land

The land extends to approximately to 33.04 acres (13.37 hectares) and is a mixture of woodland and pasture. Woodland comprises 3.89 acres (1.57 ha) of the total and is spread in small patches along the east of the property. The pasture land is good quality, productive land, a combination of permanent pasture and shorter term leys. In recent years the land has been utilised for grazing with cattle and sheep, along with forage production. There is a good water supply to the land, either via natural water supplies or from the farm's own borehole with water troughs located throughout.

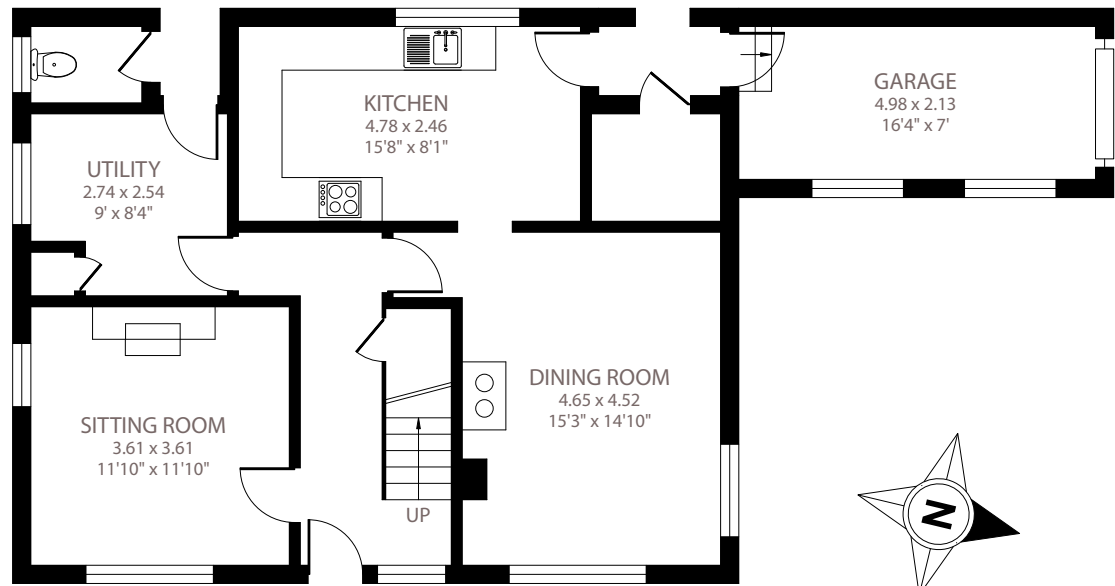




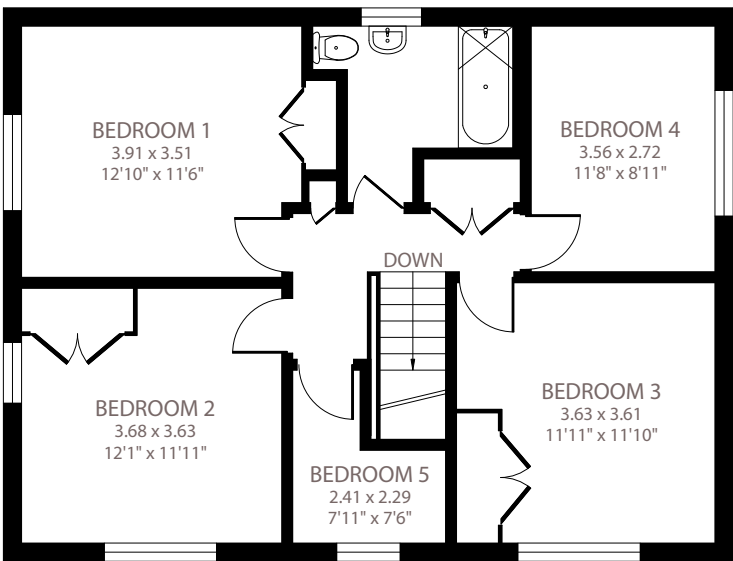
Buildings

No	Area	Description
Building A	60' x 75' (18m x 23m)	Steel portal frame building with part block wall and cement floor with open fronted gable end.
Building B	72' x 32' (22m x 10m)	Smaller steel portal frame building.
Building C	72' x 39' (22m x 12m)	Steel portal frame with concrete block and Yorkshire boarding. Gable ends. Attached to building 4.
Building D	72' x 39' (22m x 12m)	Steel portal frame building with part block wall and cement floor.





GROUND FLOOR



FIRST FLOOR

Floor plan

Pentrefelin, Sennybridge, Brecon

Total area:
Approximate 1626 sq ft / 151.0 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Method of sale

The property is sold via private treaty as a whole.

Tenure & possession

The property is freehold with vacant possession on completion.

Basic payment scheme

The Basic Payment Scheme entitlements are included with the Farm. The Vendor shall retain the 2023 claim in full and arrange transfer of the appropriate number of entitlements to the Buyer in readiness for the 2024 scheme year.

Designations

There are no designations that we are aware of.

Services

Mains Electricity.
Private water supply via borehole.
Private drainage system.

Sporting timber & mineral rights

The sporting timber and mineral rights are included within the sale insofar as they are available.

Wayleaves easements & rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Health & safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

EPC ratings

The farmhouse has an EPC rating of G.

Local authorities

Powys County Council
www.powys.gov.uk

Viewings

By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

Directions

From Bristol take the M32 out of the city to the M4. Cross into Wales over the Severn Bridge and follow the A449 up to Raglan. Bare left onto the A40 and follow the road until you reach Sennybridge. When you reach Sennybridge turn right and follow the road to Pentre-r-felin. Take the second right and follow the road until you reach the entrance to Cefn Gof on the left handside.



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Important information

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