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Castle House, Sennybridge, Brecon, Powys, LD3 8PS

Guide Price £329,500

A grade listed 5 bedroom home offering tremendous scope for extension into the attached stone building. Private parking, 3 bay car port, and good sized grounds with river frontage along the Senni. The property would benefit some upgrading but is capable of forming a fine village home.



| Brecon Office | Tel: 01874 610990 |

DESCRIPTION

Castle House is a Grade II listed property believed to date back to the early 1800's. The property was formerly an Inn to Pontsenni Brewery and re-named in the early 1860's as the 'Rock and Castle'.

The property offers 5 bedrooms, 2 reception rooms, kitchen/breakfast room, cellars, substantial grounds, private parking and 3 bay car port. Attached to the side of the property is an undeveloped building which does require complete renovation but having potential for a variety of uses.



LOCATION

Sennybridge lies within the Brecon Beacons National Park, a very scenic, rural and agricultural part of South Powys approximately 10 miles west of the historic market town of Brecon. There are a good number of amenities within the local village to include village shop, post office, fuel filling stations, public houses, primary school, doctors' surgery and a school bus providing transport for children to Brecon High School. Private education is available in both Christ College in Brecon or alternatively Llandoverly College.

ACCOMMODATION

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Hall - half glazed door to front, radiator, carpet. Door to.....

Reception Room - sash window to front with original working shutters, fireplace with open fire, tiled surround, wooden mantel with built-in storage cupboards to either side, 2 radiators. Door to Storage Cupboard.



Lounge/Diner - formerly two rooms, this substantially sized room now offers a vast space with tri-aspect sash windows along with two open fire places, 3

radiators, 2 original feature alcoves currently offering cupboard storage with glass shelving for display purposes.



From the entrance hall - a carpeted staircase leads to a split level landing and a further staircase leads down to the Rear Hall.

Kitchen/Breakfast Room - with window to rear overlooking a section of the rear, array of storage cupboards and worktops, single stainless steel sink with double drainer, oil fired Rayburn Royal which is used for cooking. The Rayburn also heats the hot water. Door to the Cellar.



Cellar - Divided into three sections as detailed below:-

Cellar 1 - with 2 windows overlooking the river along with 2 pedestrian doors. Combination of flag stone and cobbled flooring and oil fired Grant Boiler.

Cellar 2 - with original feature arched ceiling, door to..

Cellar 3 - with feature arched ceiling and salting stone.

Half Landing - with window to rear overlooking the garden, carpet, small loft hatch and door to.....

Bathroom - frosted window to rear, a good sized room with white suite comprising panelled bath with shower over and tiled wall surround, pedestal wash hand basin with tiled surround, chrome heated towel rail, radiator, carpet and double doors leading to the airing cupboard.



Separate WC - with Velux window to rear aspect, low flush WC and carpet.

From this landing a carpeted staircase leads to the Main Landing with carpet, radiator and main loft hatch.

Bedroom 1 - a spacious room with sash window to front, exposed original floor boards and radiator.



Bedroom 2 - sash window to front again with distance hill views, radiator and carpet.

Bedroom 3 - sash window to front with radiator and carpet.

Bedroom 4 - sash window to side overlooking the river and bridge with radiator and carpet.

Bedroom 5 - a further good sized room with sash window to rear with exposed original wooden floor boards and radiator.

ADJOINING STONE BUILDING

Lower Ground Floor - Being of an 'L-shape' with 2 windows to the rear aspect.

Ground Floor Level - Currently divided into three rooms:- 1. window to front and blocked entrance which would lead through to the Dining Room in the main house. 2. exposed beams and timbers, exposed floor boards, staircase to the cellar to gain access to the rear garden. 3. 2 windows to rear.

First Floor - Exposed beams and trusses, floorboards, WC to front and windows to front, rear and side aspects.

OUTSIDE - The rear of the property is accessed via a private driveway to the right hand side of the property which leads to a parking area for a good number of vehicles along with a 3 bay car port which has an inspection pit. The carport is of a stone construction under a corrugated roof. To the far end of the plot there is a lawned garden with river frontage along with an array of mature shrubs and flowers. Immediately to the rear of the property there is a further garden comprising various stone remains of outbuildings now serving as decorative features surrounded by matures shrubs. There are two further lawned areas and a green house which is bounded on one side by a stone wall. From this area of the garden there is a view down to the river bridge and along the River Senni.

SERVICES: We are informed that the property is connected to mains water, drainage and electric.

HEATING: Oil fired.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: Leave Brecon on the A40 signed posted for Llandovery, after approximately 8 miles you will enter the village of Sennybridge. Pass through the village passing over the river where Castle House is the first property on your left hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01874 610990

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

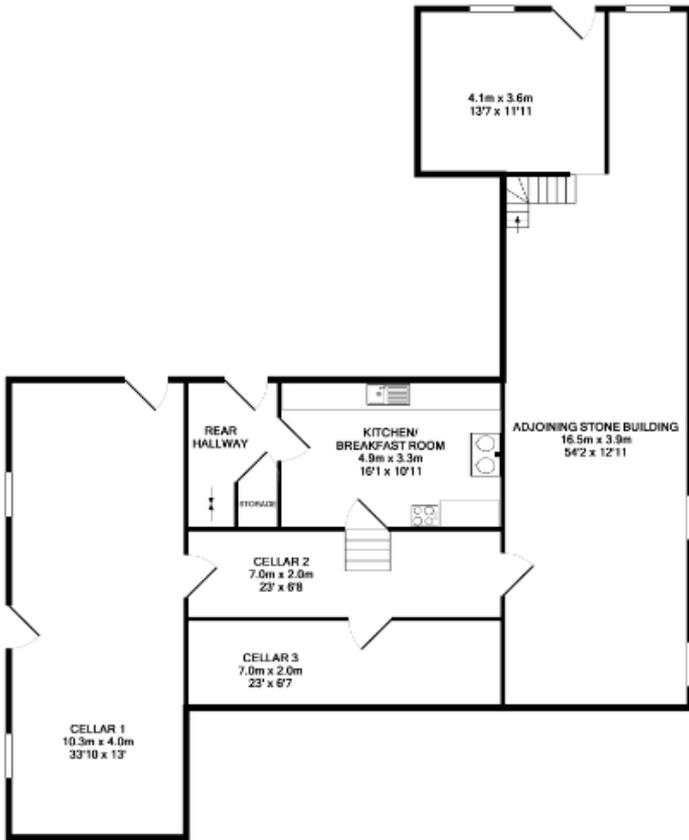
Details Last Updated: Friday, 05 August 2016

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

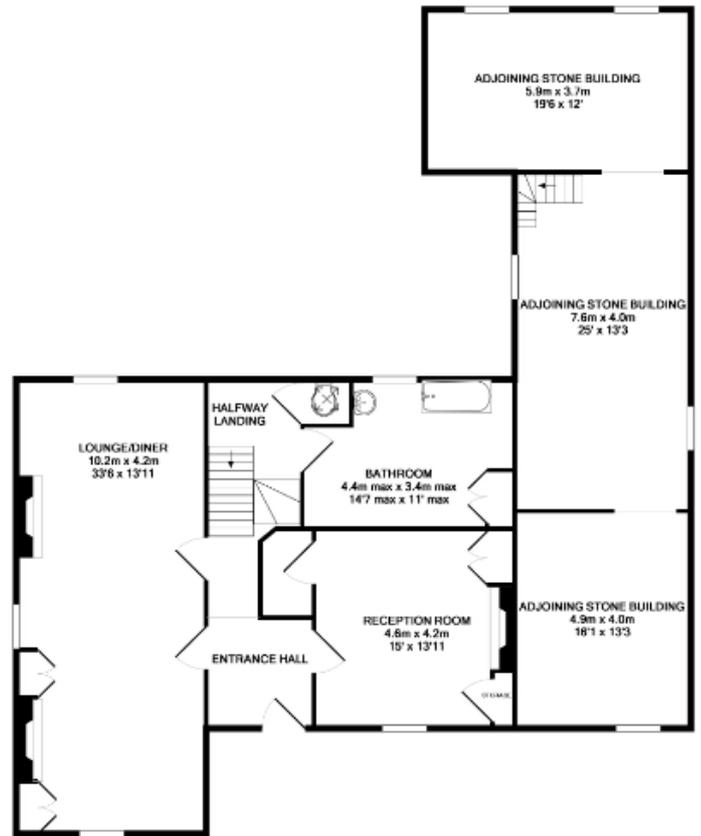
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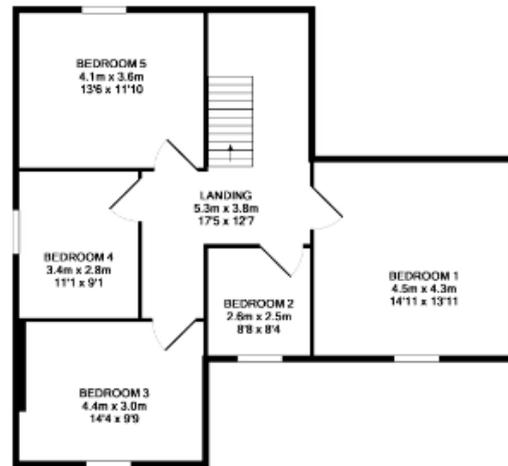
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186



GROUND FLOOR
APPROX. FLOOR
AREA 166.7 SQ.M.
(1784 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 168.3 SQ.M.
(1812 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 61.8 SQ.M.
(665 SQ.FT.)

TOTAL APPROX. FLOOR AREA 415.8 SQ.M. (4475 SQ.FT.)
Plan for information only. Not to Scale
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	51
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	