

YSCOEDREDDFYN FARM

LLYWEL, BRECON, POWYS LD3 8RH



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An excellent opportunity to acquire a 275.07 acre upland hill farm with strong stocking capability, benefitting from in excess of 3,000 hill grazing rights.

LOT 1 - YSCOEDREDDFYN FARMHOUSE & 8.55 ACRES or thereabouts

5 bedroomed modernised Farmhouse | Set in an elevated position with stunning views |
Approx. 8.55 acres of pasture and woodland.

LOT 2 - MODERN FARM BUILDINGS & LAND

Modern Steel Portal Framed General Purpose Buildings | Dutch Barn |
266.52 acres or thereabouts of Grade 4 & 5 agricultural land in a ring fence.

IN ALL ABOUT 275.07 ACRES (111.32 HECTARES)

**FOR SALE BY PRIVATE TREATY
AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS
OFFERS OVER £1,700,000 AS A WHOLE**

Description

The sale of Yscoedreddfyn represents a fantastic opportunity to acquire a superb and versatile upland livestock farm in the heart of Breconshire. A farm that in all extends to 275.07 acres of pasture and woodland that is situated within a ring fence and enjoys some of the most breathtaking views of the Brecon Beacons and Epynt mountain range. In recent years the farm has benefitted from significant improvements to the quality of the land, buildings and, most notably, the farmhouse.

Yscoedreddfyn comprises an attractive five-bedroom stone-constructed Victorian farmhouse, dating from 1884, which has been sympathetically extended and enhanced to provide spacious and versatile accommodation, combining period character with modern functionality. The house is approached via a gravel driveway and set within level, well-maintained lawn and floral garden areas. A useful range of modern farm buildings is situated to the northwest of the farmhouse, accessed via an internal farm track, and provides excellent amenity to support the farming operations. The property forms a cohesive and well-managed farming unit, ideally suited to livestock production, lying in a convenient ring fence, with direct access onto the adjoining hill. The holding benefits from in excess of 3,000 registered grazing rights, offering valuable additional grazing capacity. Yscoedreddfyn includes approximately 40 acres of woodland and established habitat land, contributing to natural capital and biodiversity, positioning the holding well within the framework of the Welsh Sustainable Farming Scheme, with clear potential for stewardship and environmental enhancement alongside productive farming.

Location

Yscoedreddfyn occupies an elevated yet easily accessible position just off the A40, near the village of Llywel and the larger market town of Sennybridge. It is approached directly from the main road via a single-track lane. The A40 provides a principal route between Brecon and Llandovery, with convenient access to a range of market towns, amenities and services. The wider area is well served by the A470 and A483, providing further connections across mid and south Wales. Rail services are available from the nearby town of Llandovery, on the Heart of Wales Line, offering regular links between Shrewsbury and Swansea and access to the wider national rail network, with additional services available from Llandeilo.



Llandovery 7 miles | Brecon 15 miles | Builth Wells 25 miles | Carmarthen 33 miles | Abergavenny 35 miles

Lot 1 - Yscoedreddfyn Farmhouse & 8.55 acres

The farmhouse is constructed of traditional stone beneath a slate roof, the property has been thoughtfully extended to the side elevation to create a well-balanced arrangement of accommodation. A particular feature is the fantastic extension that provides the most wonderful living space to include a kitchen and dining room. A light and contemporary space taking full advantage of the stunning views towards Pen y Fan. The house is set within established lawned gardens, with a gravelled driveway providing access and extensive parking to the side. Extending to approximately 8.55 acres, the surrounding land comprises a mix of sloping pasture and mature woodland, offering a natural and sheltered setting. The grassland provides useful grazing, while the woodland enhances privacy and amenity. Together, the property represents a compact and appealing rural smallholding, well suited to lifestyle purchasers or those seeking a manageable smallholding.

Rear Porch

5.27m x 1.62m (17'3" x 5'3")

Comprising a mono-pitched rear porch of block construction beneath a Perspex roof, with a window to the rear elevation.

Utility Room

5.18m x 3.30m (16'11" x 10'9")

With terrazzo tiled flooring, solid fuel Rayburn, fitted units incorporating an electric oven and sink, together with a pantry cupboard and former bread oven, rear window and plumbing for a washing machine.

Office

3.33m x 1.94m (10'11" x 6'4")

With wood effect flooring, wood panelled walls and a window to the rear elevation.

Sitting Room

4.29m x 3.21m (14'0" x 10'6")

With carpet flooring, a wood-burning stove set within a stone inglenook fireplace with slate hearth and brick overmantel, and a window to the front elevation.



Kitchen

7.46m x 5.18m (24'5" x 16'11")

Modern kitchen fitted with a range of wall and base units and a composite worktop island, incorporating an electric range cooker with extractor over and sink unit, together with integrated appliances. Wood-effect flooring, full-height windows and patio doors to the front elevation, and an external door to the side elevation.

Living Room

4.33m x 4.30m (14'2" x 14'1")

With carpet flooring, built-in cupboard and a wood-burning stove with back boiler set within a stone inglenook fireplace with stone hearth, and a window to the front elevation.

Stairs rise to First Floor

Bedroom 1

4.36m x 3.68m (14'3" x 12'0")

With carpet flooring, fireplace, radiator and window to the front elevation.

Bedroom 2

4.33m x 2.80m (14'2" x 9'2")

With carpet flooring, radiator and window to the front elevation.

Bedroom 3

3.56m x 3.34m (11'8" x 10'11")

With carpet flooring, radiator and a window to the rear elevation.

Bedroom 4

3.32m x 3.02m (10'10" x 9'10")

With carpet flooring, radiator, and window to the rear elevation.

Bedroom 5

2.95m x 1.86m (9'8" x 6'1")

With carpet flooring, radiator and window to the front elevation.

Bathroom

With laminate flooring and part-tiled, part timber-panelled walls, fitted with a bath, separate shower, WC and basin, heated towel rail, and a window to the rear elevation.



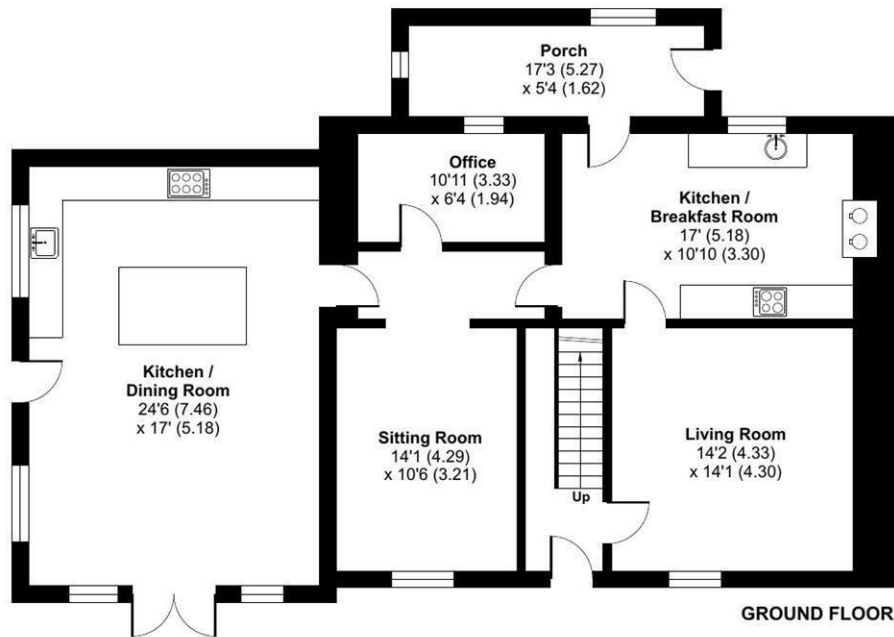


YSCOEDREDDFYN FARMHOUSE

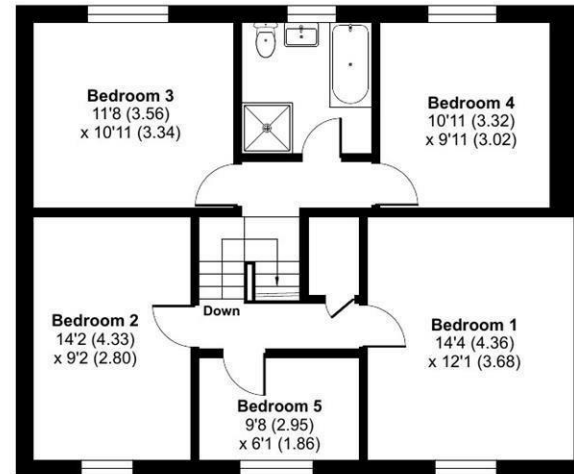


Approximate Area = 2108 sq ft / 195.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	57	
England & Wales		
	EU Directive 2002/91/EC	

Lot 2 - Farm buildings & 266.52 acres

The land in Lot 2 extends in total to approximately 266.52 acres, comprising a mix of pasture, upland grazing and woodland. It is well arranged in a series of convenient field parcels, including approximately 21 acres of farm woodland and a further 20.77 acres of woodland that is leased on a 999-year lease, further details are available from the selling agents. The remainder is laid to pasture, ranging from gently undulating to more moderately sloping ground. Two ponds are situated within the holding, with surrounding areas providing established habitat, currently utilised within the framework of the Sustainable Farming Scheme (SFS). The land includes a mix of blue-bell woodland, is a haven for natural orchids and benefits from well-defined boundaries and direct access from a council-maintained road. Classified predominantly as Grade 4 and Grade 5 under the Agricultural Land Classification, the land has been subject to improvement, including reseeded with modern leys and more recently some parcels have been planted with a winter swede crop and offers good stocking potential. Overall, the holding presents a versatile and attractive opportunity for commercial agriculture, complemented by the potential for environmental management or diversification initiatives, subject to the necessary consents. Lot 2 also encompasses a modern range of agricultural buildings which provide useful amenity to the farming operations.



Farm buildings

Yscoedreddfyn Farm includes a useful range of modern farm buildings, conveniently situated in a central position within the holding, to the west of the farmhouse, and accessed via an internal farm track. The farm buildings are more particularly described as follows:

Sheep Shed

23m x 13.48m (75'5" x 44'2")

Steel portal frame building with concrete panel walls, Yorkshire boarding and vented box profile sheeting above, with livestock doors at either end and an earth floor. The building features an overhang providing covered access to the feed passage/central yard.

Cattle Building

22.86m x 13.86m (74'11" x 45'5")

Steel portal frame building with concrete panel walls and vented box profile sheeting above, under a fibre cement roof. Open-fronted with an overhang extending into the central feed passage/yard.

Dutch Barn

13.86m x 10.60m (45'5" x 34'9")

Steel-framed building with concrete block and corrugated metal clad elevations, under a corrugated iron roof, with a pedestrian door and internal block partitioning.

Livestock Feed Bin

Modern livestock feed bin with 10 tonne capacity.



Field Schedule

Access

Each lot will be sold with its own legal right of access from the council maintained road via existing driveways and tracks.

Tenure

Yscoedreddfyn will be sold with Vacant Possession upon completion.
Approximately 20.77 acres of woodland is let on a 999 years lease and is sold subject to and with the benefit of the existing lease, the terms of which are available from the selling agents upon request.
Yscoedreddfyn Charity No 225694. On the 29th November 1893 Gwenllian Morgan set up a charity which included a donation for the owners of the farm of £40 per annum which is due on the 1st November annually.

Guide Prices

Lot 1 - Offers in excess of £600,000
Lot 2 - Offers in excess of £1,100,000
As a whole offer in excess of £1,700,000

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Mode of Sale

Yscoedreddfyn is being offered for sale as a whole or in two lots by Private Treaty.
Prospective Purchasers should carry out their own enquiries with Powys County Council and other Authorities before making an offer. All offers should be reported to the selling agents.

Services

Yscoedreddfyn Farmhouse is connected to a private natural water supply and we are informed by the current owners that there is a plentiful supply, mains electricity and foul drainage is to a septic tank. The farm buildings are connected to a private natural water supply. Mobile signal/coverage - Varying coverage available from the following providers: EE, O2, Three, Vodafone.

Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Energy Performance Certificate

Yscoedreddfyn Farmhouse has an energy efficiency rating of a D.

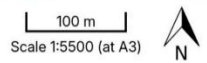
Council Tax Band

Yscoedreddfyn Farmhouse is a band E for council tax.

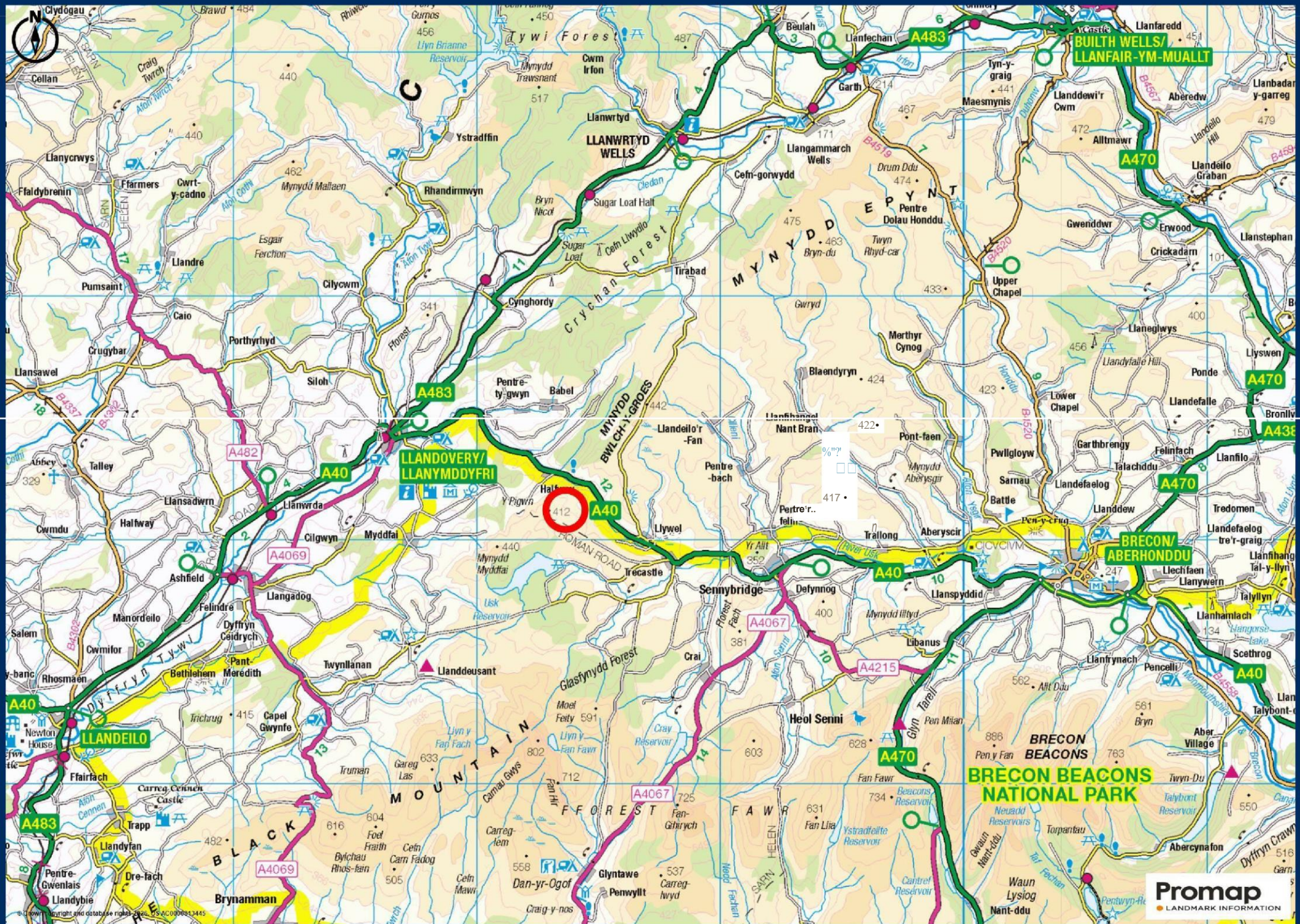
Rural Payments Wales & Hill Grazing Rights

The land has been registered with Rural Payments Wales. The land is entered into the Sustainable Farming Scheme for the 2026 scheme year, which runs from 1st January to 31st December 2026. The vendor will reserve the right to claim all payments under the scheme, including the 10-month management control period. Further details are available from the selling agents. The farm benefits from extensive hill grazing rights for over 3000 sheep on the adjoining common. The farm is not under any common land agreement and there are no restrictions on common grazing numbers. **A settled/hefted flock is available by separate negotiation.**

LOT 1		ha est.	ac est.
SN8431 5161	House, Garden & Driveway	0.25	0.62
SN8431 4356	Woodland	0.62	1.53
SN8431 4851	Pasture	1.31	3.24
SN8431 3353	Pasture	1.28	3.16
		3.46	8.55
LOT 2			
SN8431 6989	Woodland	8.41	20.77
SN8431 3694	Woodland	7.96	19.66
SN8431 6576	Pasture	4.82	11.91
SN8431 4979	Pasture	1.81	4.47
SN8431 4170	Pasture	1.59	3.93
SN8431 2985	Pasture	1.07	2.64
SN8431 1780	Woodland	0.68	1.68
SN8431 1687	Pasture	1.42	3.51
SN8431 2269	Pasture	3.02	7.46
SN8431 3566	Yard & Buildings	0.39	0.96
SN8431 5164	Track	0.27	0.67
SN8431 6156	Track	0.30	0.74
SN8431 3248	Track/ Woodland	0.69	1.71
SN8331 9984	Pasture	2.84	7.03
SN8331 9669	Pasture	4.48	11.08
SN8431 3064	Pasture	0.68	1.67
SN8431 2348	Pasture/Woodland	4.34	10.73
SN8431 1138	Pasture/Woodland	1.84	4.54
SN8431 1235	Pond/Pasture	0.32	0.79
SN8431 1120	Pasture	1.09	2.69
SN8431 0931	Pasture	0.84	2.08
SN8431 0326	Pasture	0.91	2.25
SN8431 0212	Pasture	1.22	3.01
SN8331 9500	Pasture	0.96	2.37
SN8331 9414	Pasture	1.47	3.63
SN8331 9844	Pasture	0.80	1.98
SN8331 9332	Pasture	1.05	2.59
SN8431 0135	Pasture	0.61	1.51
SN8331 8640	Pasture	1.50	3.70
SN8331 9251	Pasture	2.32	5.73
SN8331 9022	Pasture	0.98	2.42
SN8331 8116	Pasture	2.10	5.19
SN8331 7606	Pasture	2.22	5.48
SN8331 6012	Pasture	3.33	8.23
SN8331 6525	Pasture	2.00	4.94
SN8331 7729	Pasture	1.85	4.57
SN8331 4630	Pasture	6.86	16.95
SN8331 3948	Pasture	2.65	6.55
SN8331 7049	Pasture	6.24	15.42
SN8331 2858	Pasture	5.36	13.24
SN8331 6276	Pasture	11.03	27.26
SN8331 3150	Track	0.14	0.35
SN8331 5149	Track	0.94	2.33
SN8431 6251	Pasture	0.76	1.88
SN8431 7254	Woodland	1.04	2.57
SN8331 8125	Woodland	0.18	0.45
SN8331 4852	Woodland	0.15	0.37
SN8331 3941	Woodland/Pasture	0.33	0.82
		107.86	266.52
Total		111.32	275.07









Viewings

Viewing strictly by appointment with the selling agent only.

Matthew Nicholls on 07811 521267

Hay on Wye Office on 01497 822522

Local Authorities & Public Utilities

Powys County Council, County Hall, Spa Road East,
Llandrindod Wells, Powys, LD1 5LG

Bannau Brycheiniog National Park Authority, Plas y Ffynnon,
Cambrian Way, Brecon, Powys, LD3 7HP

Dwr Cymru Welsh Water, Linea, Fortran Road, St Mellons,
Cardiff, CF3 0LT

National Grid Electricity Distribution plc, Avonbank, Feeder
Road, Bristol, BS2 0TB

Timber, Sporting & Mineral Rights

All standing timber, mineral rights or any sporting rights, if
owned, are included in the sale of the land.

Nitrate Vulnerable Zone / Flood Zone / Designation

The property is situated with the Bannau Brycheiniog National
Park.

The land is sold subject to the Control of Agricultural Pollution
(Wales) Regulations, which apply to all agricultural land in
Wales.

The property is not within Flood Zone 2 or 3.

Wayleaves Easements & Rights of Way

The property is sold subject to and with the benefit of all
easements, quasi easements, wayleaves, and rights of way
both declared. There are no public rights of way crossing
Yscoedreddfyn. The property is subject to third party rights
of way over the central internal track and driveway.

Health & Safety

Prospective Purchasers should take all necessary care when
making an inspection including wearing suitable clothing.
Viewings are taken solely at the risk of those who view and
neither the Agents nor the owners of the property take
responsibility for any injury however caused.

Important Notice

These particulars are set out as a guide only. They are intended
to give a fair description of the property but may not be relied
upon as a statement or representation of facts. These particulars
are produced in good faith but are inevitably subjective and do
not form part of any Contract. No persons within Sunderlands
have any authority to make or give any representation or
warranty whatsoever in relation to the property.

Misinterpretations Act

(a) The property is sold with all faults and defects (if any),
whether in good condition or otherwise and neither the Vendors
nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be
in any way responsible for such faults and defects, or for any
statements contained in the particulars of the property prepared
by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has
not entered into a contract in reliance on any of the said
statements that he has satisfied himself, as to the contents of
each of the said statements by inspection or otherwise, and that
no warranty or representation has been made by the Vendors or
the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said
statements shall not entitle the purchaser to rescind or to be
discharged from this contract, nor give either party any cause
for action.

(d) All measurements and distances are approximate. The
services have not been tested by the Agents. (The normal
enquiry is carried out by the purchaser's Solicitors and the type
of inspection undertaken by a purchaser's surveyor have not
been carried out by the selling agents for the purchase or
preparation of these particulars). Interested prospective
purchasers are recommended to obtain an independent survey
report on this property.

Directions

From Brecon, take the A40 west towards Llandovery. Continue
along this road for approximately 14 miles, passing through the
villages of Sennybridge and Trecastle. After approximately 14
miles, turn left off the A40 onto a single-track road. Continue
straight ahead; when the road forks, bear right. Follow this road
and you will find the entrance to Yscoedreddfyn Farm, clearly
marked by the agent's For Sale board.



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None of these statements contained in these particulars are to be relied upon as statements
or representations of fact. These particulars are not an offer or contract or part of one. Floor
plans are provided for guidance as to the layout of the property only. Room sizes and
measurements are approximate only. Please note we have not tested the equipment,
appliances and services in the property and interested parties are advised to commission
appropriate investigation before formulating their offer for purchase. Sunderlands are a
member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their

