

Cwm Farm

Tregoyd, Brecon, Powys, LD3 0SS

FINE & COUNTRY

KEY FEATURES

Cwm Farm offers a rare opportunity to acquire a truly exceptional small country estate, set in a stunningly private and peaceful location within the Brecon Beacons National Park. Nestled at the foot of the majestic Black Mountains, the estate includes a charming four-bedroom character farmhouse, a one-bedroom self-contained annexe, a stable block with a horse training arena, and a variety of useful outbuildings — all set within approximately 54 acres of picturesque pasture and beautifully established broadleaf and conifer woodland.

Approached via a private driveway from adjoining common land, the property enjoys complete seclusion, surrounded by unspoilt natural scenery. The detached farmhouse offers spacious and characterful accommodation, featuring exposed ceiling timbers, original beams, stonework, and striking feature fireplaces — all contributing to its warm and rustic charm.

The land itself is a sanctuary for wildlife and birdlife, with thoughtfully planted woodland designed by the previous owners over 30 years ago. It includes a wide mix of native and ornamental tree species, creating a rich and biodiverse environment. Meandering private woodland walks and a natural waterfall add to the estate's enchanting atmosphere.



A Hydro electric system, solar and P.V Panels, private spring fed water source and Biomass boiler fuelled from the surrounding wood support a lifestyle sympathetic to the natural environment.

The gardens are equally impressive, with expansive lawns, ornamental ponds, a walled vegetable garden, and a large mature orchard.

The range of outbuildings further enhances the appeal and flexibility of the estate, incorporating the annexe, two substantial greenhouses, stable block, machinery shed, and outbuildings — ideal for equestrian, horticultural, or lifestyle interests.

LOCATION

The estate is well located, just 7 miles from the popular market town of Hay-on-Wye, with direct access to the foothills of the Black Mountains, providing excellent walking and riding opportunities. The views from the property are far-reaching and impressive. The larger centres of Brecon and Hereford are within reasonable driving distance, approximately 30 and 50 minutes away respectively.



Step Inside

Step through the front door into the entrance hall, with ample space for boots and coats. Directly ahead, a spacious pantry provides excellent storage for all your essentials. To the right, the open-plan kitchen and dining area features an A-frame ceiling and bespoke cabinetry. Two charming four-pane windows overlook the garden, while a recess accommodates white goods. The kitchen is anchored by a double Belfast sink and a striking stone fireplace, complete with a timber mantle and lintel, complemented by a classic AGA cooker. From here, a door opens directly onto the tranquil rear terrace.

A few steps down lead to a generously proportioned dining room, flooded with natural light through patio doors that open onto the terrace. This inviting space is enhanced by a beautiful stone fireplace with a wooden lintel and an open hearth—perfect for cosy evenings. Adjacent to this is a hallway featuring a staircase to the first floor, access to the utility room, and a versatile study or home office.

The spacious living room is a standout, boasting exposed stone walls, a wood-burning stove, four floor-to-ceiling glazed panels, and double doors opening into the bright conservatory.











Upstairs, the landing includes a convenient storage cupboard and leads to the family bathroom. To the right, two well-proportioned bedrooms offer picturesque views over the surrounding grounds.

To the left, two bedrooms including the master suite, which comprises a walk-in dressing room, an en-suite shower room, and a generously sized master bedroom—a private sanctuary within the home.











Annexe

The self-contained annexe features double doors opening into a bright, open-plan kitchen, dining, and living area.

To the right is Bedroom One, which includes an additional mezzanine bed providing additional sleeping accommodation.

There is also a well-appointed shower room. This versatile space is ideal for guests or multigenerational living.







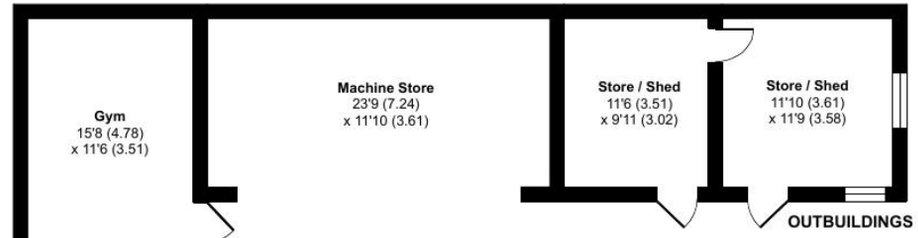


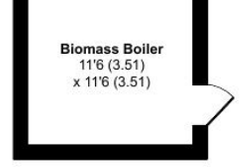


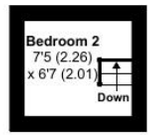
FLOORPLAN

Cwm Farm, Tregoyd, Brecon, LD3

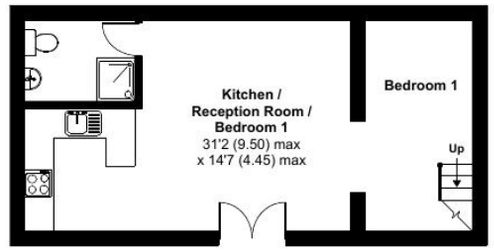
Approximate Area = 2484 sq ft / 230.8 sq m
Annexe = 507 sq ft / 47.1 sq m
Stable Blocks = 2116 sq ft / 196.5 sq m
Total = 5107 sq ft / 474.4 sq m
For identification only - Not to scale



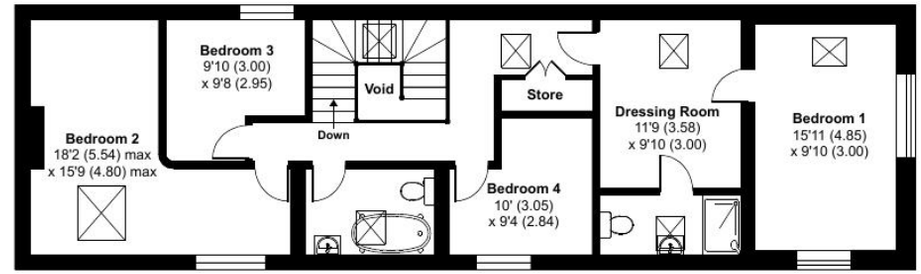




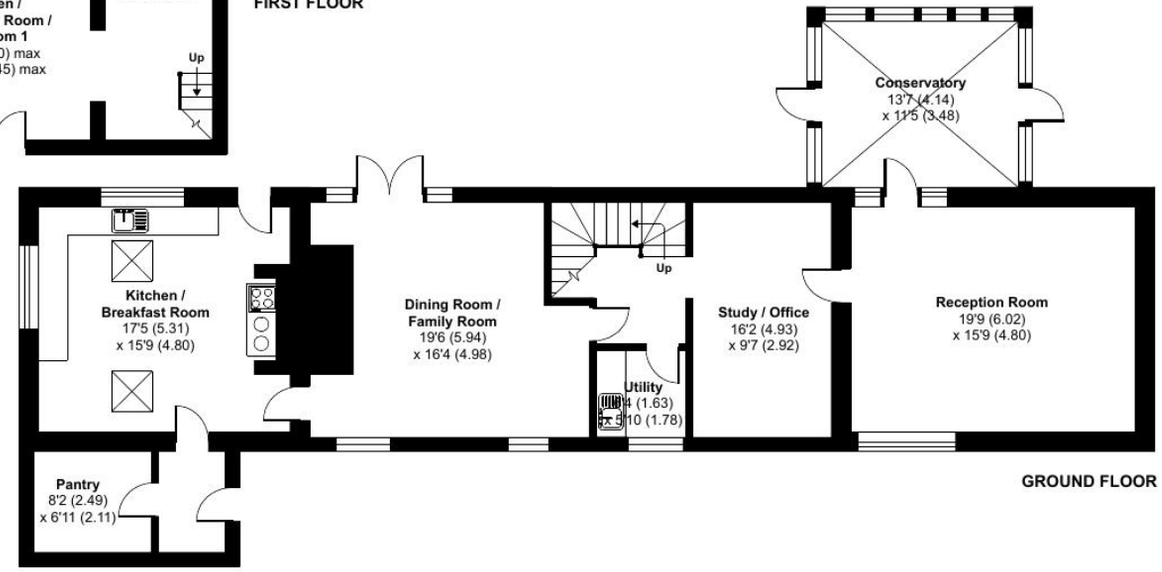
ANNEXE FIRST FLOOR



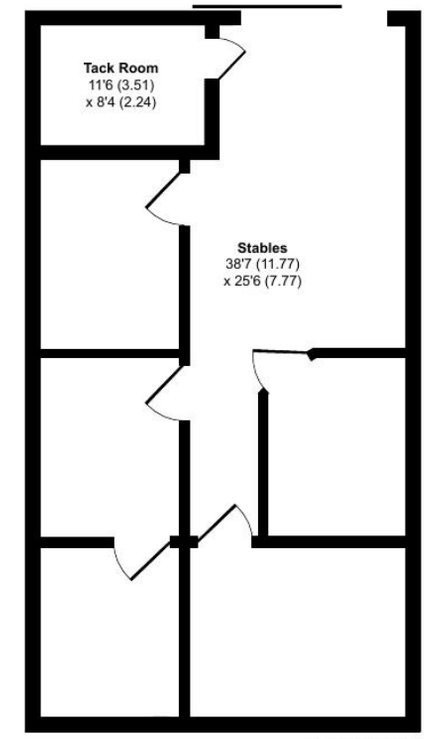
ANNEXE GROUND FLOOR



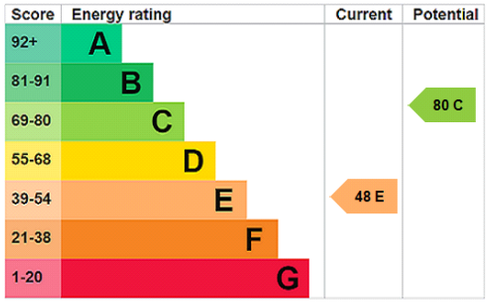
FIRST FLOOR



GROUND FLOOR



STABLE BARN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for McCartneys. REF: 1299318

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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FINE & COUNTRY

STEP OUTSIDE

Accessed via a private driveway that gently winds down to the property, the house is surrounded by generous, beautifully landscaped gardens, predominantly laid to lawn. At the front, two picturesque ponds and a large kitchen garden—featuring two greenhouses and elegant stone walling—provide an ideal space for cultivating your own produce. To the rear, an extensive patio area offers a tranquil spot to unwind, while a charming stream meanders past the house, filling the garden with the soothing sound of running water.

The surrounding land extends to approximately 54 acres, encompassing a mix of pasture and woodland. The diverse woodland, rich with species such as oak and ash, supports abundant wildlife, creating a peaceful and natural environment. Tracks and trails wind through the woodland creating beautiful private walks and easy access to all parts of the land

Equestrian enthusiasts will appreciate the stable block, which includes five stables, a tack room, and ample storage for hay. Just behind the stables lies a horse training arena, making this an ideal home for horse lovers. Additional outbuildings are located below the property, with a carport and EV Charging point and enclosed storage spaces—one currently serving as a gym, and another housing the biomass log boiler. The grounds are further complemented by a mature orchard, adding to the property's rural appeal.















GENERAL

SERVICES: We are informed that the property is connected to mains electricity, private water via spring, and private drainage via septic tank. Hydo electric Solar and P.V Panels.

HEATING: BIOMASS Log burner boiler heating / Annexe – LPG Gas

Council Tax Band: G

AGENTS NOTES: The property is subject to planning conditions. Further details are available from the agent.

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

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.

WHAT3WORDS: ///luxury.starfish.gashes

MOBILE & INTERNET COVERAGE: For more details, please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase the property, you will be required to provide sufficient identification to verify your identity in accordance with the Money Laundering Regulations. A nominal fee per person will be charged for carrying out the necessary identification checks. This fee is payable at the time of verification and is non-refundable.

REFERRAL FEES: McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

VIEWING: By appointment through selling agents –01497 820778
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

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

Messrs Fine & Country for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Fine and Country has any authority to make or give any representation or warranty whatever in relation to this property.

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







Victoria Richards MNAEA
Fine & Country Hay on Wye
11 High Town, Hay on Wye, HR3 5AE
01497 820605| hay@fineandcountry.com

fineandcountry.com™