



The Lodge, Ffrwdgrech, Brecon, LD3 8LB

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A Late 19th Century Grade II Listed two bedroom Lodge house in a rural location on the edge of the Brecon Beacons National Park with views across to Pen y Fan, in need of renovation and modernisation. The property is set within substantial gardens and was historically the lodge house to the Ffrwdgrech Estate. Brecon- 1 mile, Cardiff- 29 miles, Builth Wells- 14 miles, Pen-y-Fan- 3 miles, Hereford 29 miles, The Gower 29 miles. (All distances are approximate).

LOCATION

The Lodge, Ffrwdgrech is located just south of Brecon on the northern edge of the Brecon Beacons National Park and is set within picturesque surroundings with views over the Beacons including Pen-y-Fan, the highest mountain within the National Park. Brecon is well connected with the A470 connecting to Cardiff in the south within an hour and the A438 connecting to Hereford in the west in just over an hour. The Brecon Beacons offer a wealth of walks and riding opportunities right on the doorstep with a number of footpaths signposted from the area.

Brecon itself offers a wide range of facilities including supermarkets, public houses, cafes, restaurants, shops and an excellent selection of schools both state and independent. Abergavenny, which is 30 minutes away, is the nearest Train station and offers direct services to Cardiff in 40 minutes and Hereford in 26 minutes. London is 3 hours by train.

ACCOMMODATION

The property is currently accessed via the side entrance which forms part of the more modern lean-to extension and leads directly into the KITCHEN complete with flag stone flooring, large window with views to the rear garden, wooden worktops and back door leading to small patio area and back garden. The kitchen is in need of wholesale renovation. The kitchen leads directly into the main LIVING ROOM with twin aspect windows one of which is a bay window overlooking the side of the property. From the living room leads a small hallway with main BATHROOM beyond and stairs to the first floor. The main bathroom has a pitched ceiling, toilet, wash basin and bath/shower all of which need wholesale replacement. Another doorway off the living room leads to what would have been the original RECEPTION/ HALLWAY with original front door still in place. From the hallway leads the STUDY/ SITTING ROOM with window overlooking the front of the property and gardens. From the sitting room leads a STORE complete with small window and shelving ideal for use as a cloakroom.

Moving to the first floor, the stairs leads to a landing with both bedroom leading from it. The master bedroom enjoys twin aspect windows, one of which is a dormer window, with views to the front

and side of the property, pitched ceiling and the remnants of a fireplace. The wooden frame for a fitted wardrobe is in place but has not been finished. The second bedroom enjoys views to the front of the property, has a pitched ceiling and contains small cupboard with shelving and dormer window.

OUTSIDE

The Lodge, Ffrwdgrech stands elevated from the lane with large rear garden leading to a small stream which runs under the adjacent stone bridge. The front garden is well proportioned and is bordered by a stone wall with iron railings above. To the side of the property is a stone patio area with steps. To the other side of the property are the original Grade II listed gates providing access to the historic Ffrwdgrech Estate. A minor country road runs to the front of the property with woodland and stream beyond.

SERVICES:

We are advised that mains electricity is connected. Private drainage and water supply. The property was connected to oil fired central heating but this has been removed. Verification should be obtained from your surveyor.

COUNCIL TAX:

Powys County Council www.powys.gov.uk

TENURE:

We are advised the property is FREEHOLD. NO UPWARD CHAIN.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact Madeleys Chartered Surveyors, 64 High Street, Much Wenlock, Shropshire TF13 6AE. Tel: 01952 727007

DIRECTIONS:

From Brecon, take the B4601 west and at the junction opposite the Drivers Arms, turn left down Ffrwdgrech Road. After passing under the A40, the property is approximately 0.7miles on the left.

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Offers in the region of
£250,000

EPC: G

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

FFRWDGRECH LODGE

FFRWDGRECH, BRECON

Ground Floor

Approx. 66.6 sq. metres



INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

First Floor

Approx. 40.8 sq. metres



Total area: approx. 107.4 sq. metres

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

THE LODGE, FFRWDGRECH, -

