



Land At Ystradfellte  
Ystradfellte | Aberdare | Rhondda Cynon Taff  
CF44 9JF

FINE & COUNTRY



# Land At Ystradfellte

Guide price £250,000

- Approximately 10.75 acres of land for sale on a leasehold basis including four paddocks
- Peaceful location between Penderyn and Ystradfellte, Rhondda Cynon Taf
- In the southern region of Bannau Brycheiniog Brecon Beacons National Park
- Substantial metal and concrete barn on site
- Planning permission for four tourism pods to erected on approx 1.75 acres of the site
- Sold either separately or with a four-bed detached house in Penderyn

## DESCRIPTION

Offered for sale is a 10.75 acre plot of land near Ystradfellte as a single purchase or as part of a package with a handsome four-bed, detached house in the village of Penderyn (price on application).

The land includes a large brick and metal barn, ample parking, hedgerow and fencing and four paddocks perfect as a happy home for ponies and horses plus the opportunity to develop a smallholding endeavour if a new owner wants to pursue this option. The land is sold on a leasehold basis.

Approximately 1.75 acres of the land also comes with planning permission for four tourism pods to be erected, planning number 22/21362/FUL, granted by Bannau Brycheiniog Brecon Beacons National Park.

The location of the land is within the National Park, surrounded by breathtaking scenery and a range of pathways and bridleways to explore the undulating landscape of fields and woodland surrounded by exceptional, panoramic views.

Potentially very popular with guests, the tourism pods would provide a memorable base from which to explore this glorious landscape including a woodland trail where guests can visit a series of six beautiful waterfalls.

The massive expanse of the Brecon Beacons are on the doorstep to enjoy on foot, bike or horse and combined with water-based activities the area is a hotspot for tourists who want to dive into all the outdoor activities that the area can offer.

Nearby the world famous Penderyn Distillery is worth a visit and local eateries include The Red Lion and, on the way to Brecon, Ty Newydd Country Hotel and the Nant-Ddu Lodge and Spa. Cardiff is about an hour's drive away for shopping and further socialising.

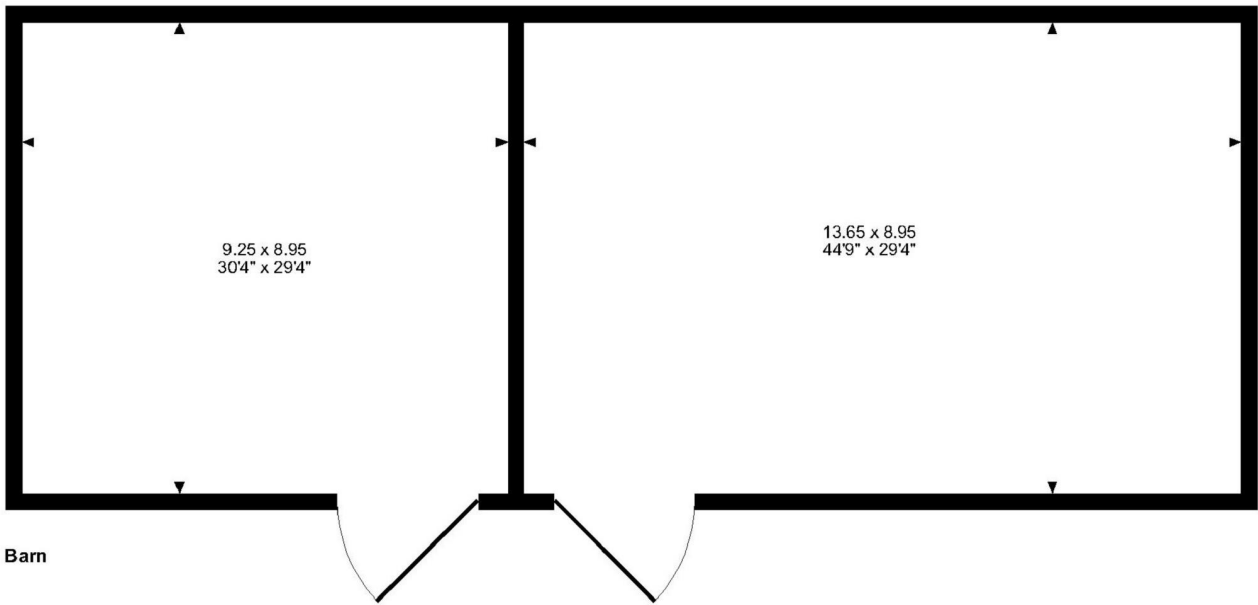
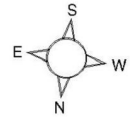
The house that could also be included in the sale is a handsome four bedroom, detached home on a quiet residential road in Penderyn, with sunny gardens, off-road parking, an integrated garage - all surrounded by wonderful rural views.

Inside the light and spacious abode offers two reception rooms, a conservatory, kitchen diner and utility plus scope to convert the integrated garage if planning allows. Upstairs there is a family bathroom and four bedrooms with an ensuite shower room to the principal bedroom.

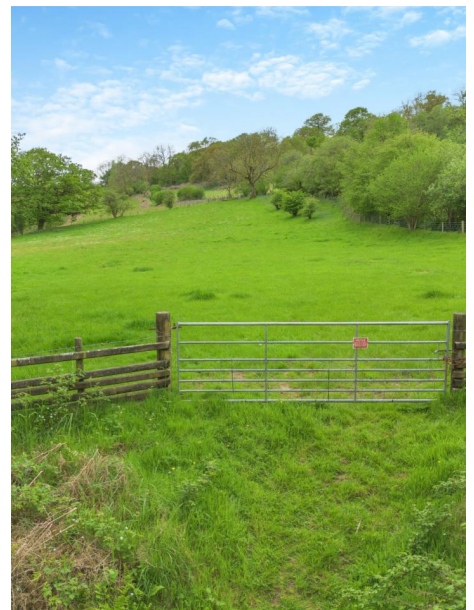
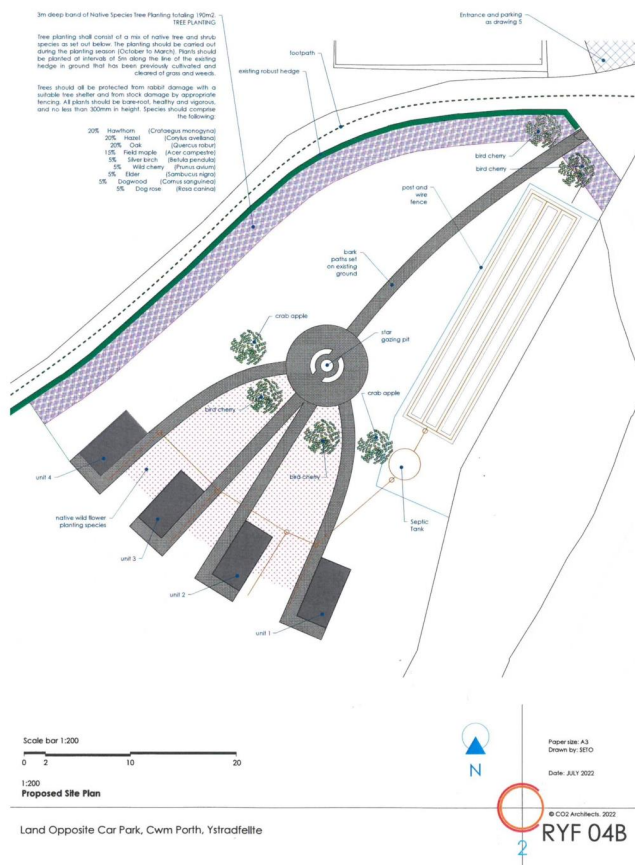
## ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at [www.fineandcountry.com](http://www.fineandcountry.com).

Land at Ystradellite, Aberdare, Rhondda Cynon Taff  
 Approximate Gross Internal Area  
 2235 Sq Ft/208 Sq M



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