



Estate Agents

Taylor & Co

Abergavenny

Llanbedr

Crickhowell NP8 1SY

Asking Price
£850,000

Llanbedr

Crickhowell, Powys NP8 1SY

Four bedroom country retreat sitting in about 3 acres of grounds featuring a sun terrace, lawns, woodland, an orchard, and a wildlife pond

Exceptional rural location in the Grwyne Fechan valley surrounded by woodland walks and river trails

Three reception rooms with dual aspects | 22'9 x 16'10 dual aspect kitchen / breakfast room with Aga & walk-in pantry | Utility room | Cloakroom

Dual aspect principal bedroom with vaulted ceiling and a walk-in wardrobe | Second bedroom with en-suite shower room | Two further bedrooms

Family bathroom suite | Garden summerhouse with wood stove

Sweeping driveway to a double integral garage and extensive off road parking | Fibre broadband connection

This four bedroomed country retreat sits in gardens and woodland of circa three acres in the idyllic rural valley of Grwyne Fechan yet is just 3 miles from the popular market town of Crickhowell in the Bannau Brycheiniog – Brecon Beacons – National Park. Generously proportioned and offering heaps of space both outside and in, this large family home will appeal to buyers wanting to live in a truly rural setting but remain near to village life, schools and transport links.

Entered through an open plan L shaped dual aspect reception hallway, there are three reception rooms, two of which are dual aspect and all open directly into the garden. For keen cooks or those who enjoy nothing more than lounging around the kitchen, then this home is the one for you – this dual aspect eating / dining / sitting space has a large Aga, doors into the garden and room to seat lots of family and guests making this a great area for at home entertaining. From the kitchen, you can access a well fitted utility room, cloakroom and the integral garage. One thing that is not in short supply in this functional home are storage solutions with its large inbuilt cupboards, a fabulous walk-in pantry and linen cupboard, plus eaves storage, and walk-in wardrobes.

Moving upstairs, the spacious landing area incorporates room for a reading or study space away from the family hustle downstairs. The four bedrooms include an impressive dual aspect principal bedroom which features a vaulted ceiling and a four piece en-suite bathroom. The second bedroom also has en-suite facilities with the two remaining bedrooms being served by a family bathroom suite.

Outside, the gardens and grounds wrap around the house which is approached via a sweeping driveway and has extensive parking to both the front and side of the property. An expansive westerly sun terrace adjoins the house with steps leading down to a formal lawn and a summerhouse equipped with a wood stove. The well kept gardens are predominantly lawned and being mostly level or gently sloping will suit those who enjoy the fun of a ride-on mower.

The gardens are bordered by a woodland, a natural wildlife pond with a weeping willow and the Grwyne Fechan river, all of which serve to make this home a special place in a rural environment.

SITUATION | Llanbedr is a small village situated approximately two miles from the larger market town of Crickhowell in the Bannau Brycheiniog National Park, an area which is popular with walkers and cyclists and a sought after region for home relocation, tourism, and visitors. Llanbedr has an active village community with events taking place in the village hall which provides a great space for leisure and entertainment activities. The village has its own pub, the Red Lion, which provides a welcome respite from the many walks that this scenic area has to offer, in addition to the Dragons Head, in the neighbouring village of Llangenny. For a slice of history and heritage, the local church of St Peter is home to a yew tree believed to be about 3,000 years old.

For shopping and schooling, head over by car or by foot to Crickhowell which is a vibrant and historic small town, sitting alongside the River Usk. The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, award-winning independent book shop which attracts visiting authors, tourist information centre, library, tennis courts and cricket pitch. Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants, and hotels -including The Bear, open since 1432 - local community halls and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choral society, and a thriving U3A. For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is about 7 miles away. The town's railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

ACCOMMODATION

DUAL ASPECT ENTRANCE HALLWAY | An L shaped hallway entered via a timber door with wood framed double glazed windows to either side, and to the side with double glazed wood framed windows to both the front and a glazed panelled door opening into the garden at the rear, exposed floorboards, radiator, cloaks cupboard, staircase to the first floor. The hall opens to two sides into:

DINING ROOM | A spacious room with double glazed sliding patio doors opening into the garden, wall light points, a glazed door opens to the kitchen.

DUAL ASPECT LIVING ROOM | With an outlook over the garden, this room has double glazed sliding patio doors open onto a sun terrace plus a further wood framed double glazed window to the side, wood stove on a stone flagged hearth, two radiators. An archway opens into:

DUAL ASPECT SITTING ROOM | This cosy room has a set of wood framed double glazed French doors which open to the front and a further wood framed window to the side, two radiators.

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The hub of this home encompassing space for eating, dining and studying, this family size kitchen is fitted with a range of timeless solid wood Shaker style units incorporating drawers, cabinets and open display shelving, wooden worktops over with a double bowl sink unit, an Aga, supplementary inset two ring hob with Baumatic oven beneath, space for dishwasher, **walk-in pantry** with fitted shelving and marble slab, extractor fan and space for a full height fridge/freezer.

In this dual aspect kitchen, there are wood framed double glazed windows to the side and rear overlooking the garden, plus a stable style door opening into the garden, ceiling spotlights, slate flooring, two radiators. A glazed door opens into:

UTILITY ROOM | Fitted with wall and base cabinets with wood style laminate worktops over, inset sink unit, space for washing machine and tumble dryer, space for tall fridge and freezer, wood framed double glazed window to the side, radiator, door to **integral garage**, door to:

CLOAKROOM | Lavatory, wash hand basin, frosted wood framed double glazed window, extractor fan.

FIRST FLOOR

LANDING | This open landing includes a seating area and has wood framed double glazed windows to the front aspect which flood the space in natural light. **Walk-in airing cupboard** with radiator.

DUAL ASPECT PRINCIPAL BEDROOM WITH VAULTED CEILING | This generously sized dual aspect room has wood framed double glazed windows to the front and side aspect and exposed beams to its vaulted ceiling, **walk-in wardrobe**, two radiators. A door opens into:

EN-SUITE FOUR PIECE BATHROOM | Fitted with a white suite to include a bath with overhead shower attachment, lavatory, wash hand basin, bidet, ceiling spotlights, extractor fan, wood framed double glazed window, shaver point, ladder towel radiator, tiled floor.

BEDROOM TWO | Wood framed double glazed window to the rear aspect, wall light points, eaves storage cupboards, radiator. Door to:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin, ladder towel radiator, shaver point, extractor fan.

BEDROOM THREE | Wood framed double glazed window to the rear and side aspects, radiator.

BEDROOM FOUR | Wood framed double glazed window to the side aspect, wall light points, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with thermostatic shower mixer over and a glass shower screen, lavatory, wash hand basin, extractor fan, shaver point, wood framed double glazed window, ladder towel radiator, ceiling spotlights.

OUTSIDE

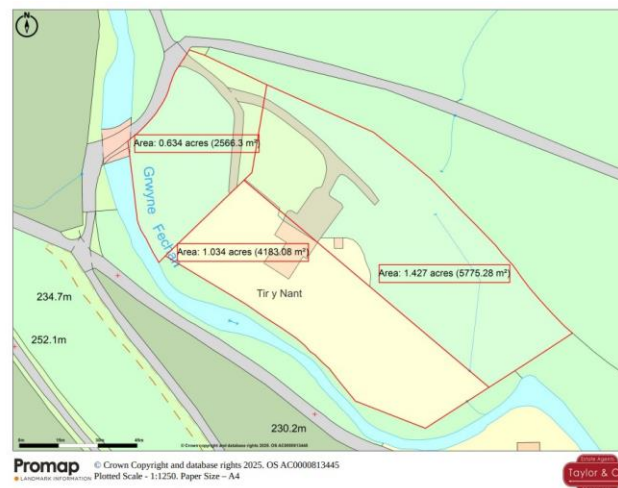
FRONT | The property is approached via a sweeping driveway which leads to the front of the house and opens into a parking

area with space for several vehicles in addition to the double garage. The driveway is bordered by formal lawns to either side which host a variety of specimen trees with a lawn gently sloping away from the house on its southern border to adjoin the Grwyne Fechan river which flows alongside the perimeter of the garden on this boundary. The garden is well stocked with hedgerow borders and tall shrubbery which add structure and impact to this mature garden. The driveway also provides access to the side of the house with extensive additional parking facilities.

INTEGRAL DOUBLE GARAGE | Up and over vehicular door, wood framed double glazed windows to both sides, floor standing oil boiler, hot water cylinder, water filtration system, concrete floor, alarmed door to the driveway.

REAR GARDEN AND GROUNDS | The house occupies a total plot size of approximately **three acres** comprising landscaped formal lawns, woodland, and a large natural wildlife pond at the rear of the garden. The gardens are private and secluded with a paved walkway to the side of the house which opens onto a large, paved sun terrace which provides an excellent outlook over the garden. Steps lead down to a garden summerhouse equipped with a wood stove and a timber decked seating area to the front. The terrace provides hillside views and is surrounded by natural woodland which make up the acreage to this family home. The gardens are planted with a range of plants and shrubbery benefitting its natural environment which serve to make this a perfect idyllic oasis, from which the sound of the river traversing alongside create a sense of calm and tranquillity to this wonderful countryside retreat.

SITE PLAN



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, private water and drainage, oil fired central heating.

Council Tax | Band H (Powys County Council)

EPC Rating | Band D

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales. Whilst there is a low flood risk rating, an area of the lower garden which slopes away from the house has had water ingress on the lawn and was not deemed noteworthy by the vendors' insurance company.

Covenants | The property is registered with HMLR and has three adjoining Titles which are denoted on the accompanying site plan: WA419728, CYM350235, and WA730931. There is a restrictive covenant associated with CYM350235 which is covered by a Forestry Covenant, which means it must be planted with trees. The property is accessed from the public highway over a section of lane owned by a neighbouring property over which this residence has an easement allowing right of access.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Over the years the property has been the subject of various extensions by different owners. The current vendors obtained planning consent in 1991 for a two storey extension comprising the double garage and the principal bedroom above.

Broadband | According to Openreach, a fibre and copper wire connection is available in this area. A speed test conducted by the vendor shows upload of 69.76 mbps and download of 472.05 mbps.

Mobile network | According to Ofcom, 02, Three, EE, and Vodafone show indoor coverage in this area.

Viewing Strictly by appointment with the Agents

T 01873 564424

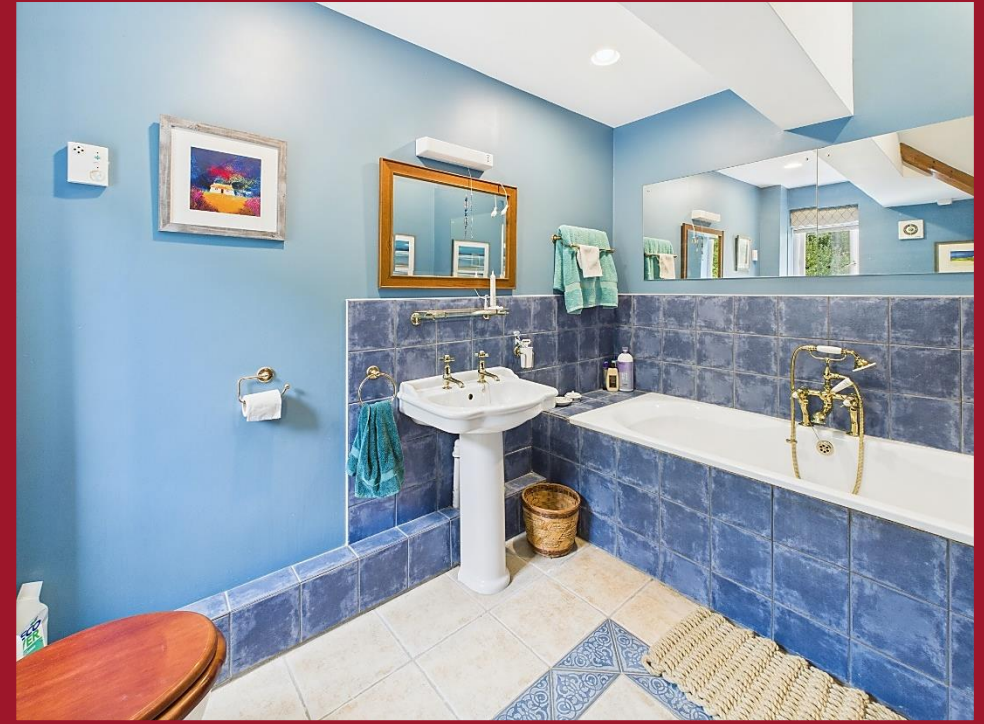
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Reference AB494











Floorplan

Estate Agents

Taylor & Co

Abergavenny



Floor 0



Floor 1

Approximate total area

3453 ft²

320.7 m²

Reduced headroom

229 ft²

21.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.