



Estate Agents

Taylor & Co

Abergavenny

Standard Street
Crickhowell, NP8 1BP

Asking Price
£575,000



Standard Street

Crickhowell, Powys, NP8 1BP

Four bedroomed semi-detached family home in the centre of the market town of Crickhowell | Walking distance to high street
Cottage style south facing gardens with paved sun terrace | Exceptional long distance views towards Llangattock Hillside
Two reception rooms with wood stoves | Triple aspect kitchen / breakfast room featuring a bay window seating area
Hallway with original tiling | White bathroom suites on both floors | Four first floor bedrooms
Utility area | Off road parking for approximately 4 vehicles | Walking distance to primary & high schools

Affording extraordinary long distance southerly views towards Llangattock Hillside, is this four bedroomed semi-detached period family home, sitting in an enviable position within walking distance of Crickhowell's internationally famous high street, pubs and cafes. Beautifully presented with heaps of charm and a splendid yet manageable cottage style garden, this family home has two reception rooms, two bathrooms and a triple aspect kitchen / breakfast room with a lovely bay window seating area. In an area where parking is at a premium, there is also access across a private drive into a gated parking area with space for approximately four medium size vehicles.

Entered via a porch to the side of the house into a hallway displaying the original tiled floor, there are two reception rooms, one at the rear of the property with doors opening onto a sun terrace, and one to the front, which being slightly larger suits being used as a lounge / diner. Both rooms have fireplaces fitted with wood stoves and are tastefully arranged with contemporary decoration sympathetic to the era of the

house, complemented by attractive wood style flooring. The triple aspect kitchen / breakfast room has space for casual dining and is fitted with a comprehensive range of cabinets, including a very useful pantry cupboard. Serving the utility room, a rear lobby opens into a small utility area which has space for a washing machine and tumble dryer. For busy families and ease of use, there is a bathroom on the ground floor which is perfectly positioned for young children and gardeners alike, having access from the rear lobby into the garden. Upstairs there are four good size bedrooms, two of which enjoy breath-taking elevated views, and a spacious bathroom suite.

Outside, the south facing gardens lie to the rear and side of the house and given the orientation of the house enjoy a perfect backdrop with the hillside of the Bannau Brycheiniog National Park, framed by the town's cricket pitch and allotments which sit behind the garden. A sun terrace adjoins the back of the property, opening onto a lawned garden surrounded by a plethora of cottage style plants and a further seating area at the bottom of the garden.

SITUATION | Crickhowell is a vibrant and historical market town, set in stunning Bannau Brycheiniog - Brecon Beacons National Park scenery on the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors.

Winner of the first Best High Street in Britain Award, the town is renowned for its independent businesses including several grocery stores, butchers, a delicatessen, a family hardware store, Wales's first zero waste shop, a newsagent/post office, individual boutiques, an optician, coffee shops, a book shop with visiting authors, a tourist information centre, library, tennis courts and a cricket pitch.

Crickhowell also has a private dental surgery, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels - including The Bear, open since 1432 - a local community hall and St Edmund's 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, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the larger Monmouthshire market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London and Bristol 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

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Storm Porch
Entrance Porch
Entrance Hallway with original tiling
Sitting Room with wood stove
Lounge / Dining Room with wood stove
Triple Aspect Kitchen / Breakfast Room
Ground Floor Shower Room
Rear Lobby / Utility Area

FIRST FLOOR COMPRISING:

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom

Viewing Strictly by appointment with the Agents

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OUTSIDE

GARDENS | Approached via a shared drive with the neighbouring property, a set of double vehicular gates opens onto a chipped drive with parking for up to four medium size vehicles. A riven patio adjoins the back of this south facing garden and provides a scenic spot from which to enjoy extraordinary views across the garden to Llangattock Hillside beyond. This pretty cottage style garden is well stocked with an abundance of roses, lavender and attractive perennials which are planted around the lawn.

At the bottom of the garden is a further patio which affords westerly views towards Dardy. The garden has ample space for a wood store and garden shed, plus a useful bin store area to the side of the house.



GENERAL

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

Services | Mains gas, electric, water and drainage are connected to the house.

Council Tax | Band F (Powys County Council)

EPC Rating | Band D (filed under property's previous name "Wynburg").

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM779923. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre broadband connected to the cabinet according to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

Reference AB557



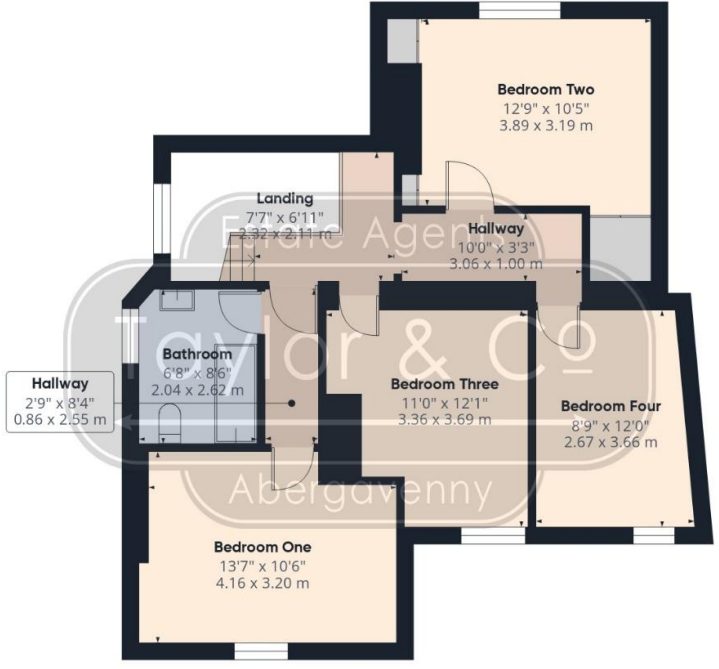
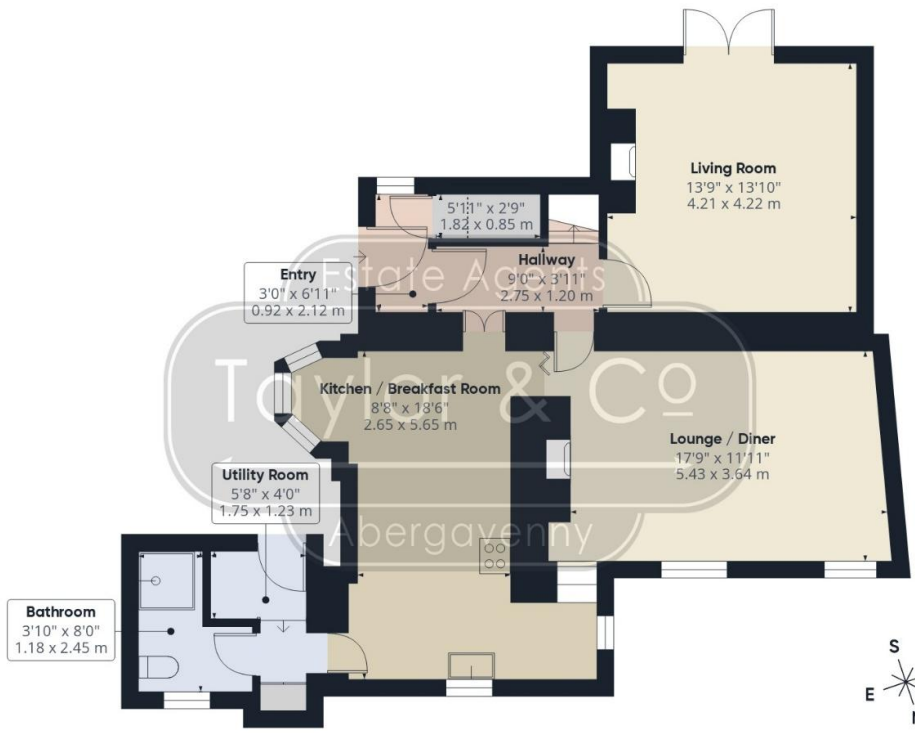






Floorplan

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Approximate total area⁽¹⁾

1439 ft²
 133.6 m²

Reduced headroom

10 ft²
 0.9 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.