



Estate Agents

Taylor & Co

Abergavenny

The Neuadd

Llangattock, Crickhowell NP8 1LE

Asking Price

£1,200,000

The Neuadd & Trelawney Cottage

Llangattock, Crickhowell, Powys NP8 1LE



A Grade II Listed five bedroomed period property set in circa 1.5 acres within the Bannau Brycheiniog (Brecon Beacons) National Park with a two bedroomed detached cottage | Rare combination of rural tranquillity & convenient access with Llangattock Village in walking distance and Crickhowell just minutes away by car | Formal south facing gardens enjoying spectacular views across Vale of Usk | Private woodland trails linking directly to Cambrian Way & Craig Y Cilau National Nature Reserve

Main House | Two reception rooms with fireplaces | Kitchen / family room with inglenook fireplace and mullion windows | Cloakroom | Boot & utility room
Four double bedrooms & one single room | Two en-suite rooms and a large family bathroom suite | Versatile upper floor providing space for a home office

Cottage | Two double bedrooms, lounge / diner, kitchen & bathroom | Extensive off road parking | Detached timber garden room & workshop | NO FORWARD CHAIN

This Grade II Listed period property occupies a glorious setting within grounds of circa 1.5 acres, affording extraordinary panoramic views across the Vale of Usk towards the mountains of the National Park. With Llangattock Hillside rising behind and far-reaching views across the valley before it, this exceptional home enjoys a wonderful blend of formal south-facing lawns, grassy pathways and private woodland which together create a genuine sense of peace and connection with its natural surroundings. Yet despite its superb rural setting, The Neuadd also offers very convenient access. Llangattock Village, with its primary school, play park and pubs, lies within walking distance via pathways leading from the grounds, whilst the thriving market town of Crickhowell is just minutes away by car. The property enjoys the privacy and beauty of country living without the remoteness often associated with more isolated rural homes. Completing the picture is Trelawney, a detached two-bedroom cottage, offering valuable flexibility for multi-generational living. The cottage alternatively offers the potential of continuing more than 25 years of holiday letting. Together, The Neuadd and Trelawney offer a truly special retreat for those seeking an outstanding lifestyle in one of Wales's most desirable locations.

DESCRIPTION | This unusual Grade II Listed period property comprises an L shaped house occupying two periods of history some of which can still be seen and enjoyed both internally and on its exterior. The rear of the property has Tudor origins and is believed to date from the late 1500's and has retained chamfered beams, an original wooden mullion window and in the kitchen, the original window openings with large chamfered wooden lintels and deep splayed reveals. From the kitchen, a wide stone and wooden tread staircase curves around an impressive inglenook fireplace rising to the first floor and continuing to the upper floor rooms with their exposed A framed vaulted ceilings which include original wooden pegs. Constructed at the front of the house is a large Georgian extension from the 1700's; given the two eras that the house spans, there is a good flow and connectivity. There are several external architectural features including sash windows, chimney stacks and slate roof tiles. A centrally placed panelled door at the front of the house opens into an entrance hall with a staircase leading up to a landing linking the first floor

above. The two traditional reception rooms flank the staircase and both lead to the rear of the property and into a modern but sympathetically styled kitchen. The inglenook fireplace has a large stone chamfered lintel above and chamfered monolithic jambs, whilst to the rear of the curved fireplace is a bread oven housed under an arched opening.

Offering over 3000 sqft of accommodation in the main house alone, the owners have decorated and presented the property to blend a contemporary feel with its historical features. The modern enhancements make this home exceptionally desirable for those seeking a property that is ready to move into. For any large and busy family home, bathrooms are important and, in this property, there are modern en-suites to the two largest bedrooms – the ensuite in the principal bedroom being recently fitted – as well as a large family bathroom suite and a cloakroom/wc on the ground floor. The kitchen at the rear of the property is undoubtedly the heart of the home providing generous space for cooking, eating and entertaining, it has wonderful views through its French doors onto a south facing sun terrace and lawns. Energy efficiency is also key, and, in this Grade II Listed home, the efficiency rating is a "C", helped along by the photovoltaic solar panels which provide the electricity supply in daylight hours. For those who like to spend time outdoors, there is lots to see and do around the grounds and for the inclement weather or simply for those who like to work from home, the detached garden room and associated outbuildings enable further opportunities for a variety of uses.

SITUATION | Llangattock is a favoured residential village set amongst the stunning scenery of the Black Mountains and Brecon Beacons National Park alongside the banks of the River Usk with the popular market town of Crickhowell lying just across the river bridge. The Monmouthshire and Brecon Canal passes through the village which is home to a thriving community and St Catwg's Church, which is believed to be one of the oldest churches in Wales, dating from the 6th Century. Crickhowell and Llangattock are highly regarded amongst the walking community and are a haven for both walkers and tourists alike. Crickhowell is renowned for its independent businesses including grocery stores, butchers, a

delicatessen, family hardware store, zero waste shop, a newsagent/post office, individual boutiques, a book shop with visiting authors, a tourist information centre, library, plus various sports facilities. The town also has a doctor's surgery, dentist, optician, petrol station, numerous pubs, eateries and hotels - including The Bear, open since 1432 - a well-used 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, choirs, and a thriving U3A.

The larger Monmouthshire market town of Abergavenny is just 6 miles away providing an abundance of amenities with excellent access for commuters via road and rail. The town's railway station has regular services into central London and Bristol via Newport and Cardiff, 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.

The grounds of The Neuadd and Trelawney extend to approximately 1.5 acres and the plan below is an illustration of the boundary:



THE NEUADD ACCOMMODATION

GROUND FLOOR

Entrance Hall

Dual Aspect Living Room with shuttered window, large garden door and under stairs cupboard.

Sitting Room with shuttered windows

Dual Aspect Kitchen / Diner / Family Room with modern oven and hob plus large range cooker and inglenook fireplace

Utility Room, separate Boot Room

Cloakroom / WC

FIRST FLOOR

Front and rear staircases lead to central landing with access to:

Bedroom One with en-suite bathroom

Bedroom Two with en-suite bathroom

Three further bedrooms (two doubles & one single)

Family bathroom

SECOND FLOOR

Landing

Dual aspect home office / hobbies space

Storeroom with potential to reinstated bathroom (subject to approvals)

THE NEUADD GROUNDS

The property is approached via a private shared driveway owned by the neighbouring property over which a right of access is enjoyed. The drive opens into a parking area with off road parking for approximately five to six medium sized vehicles.

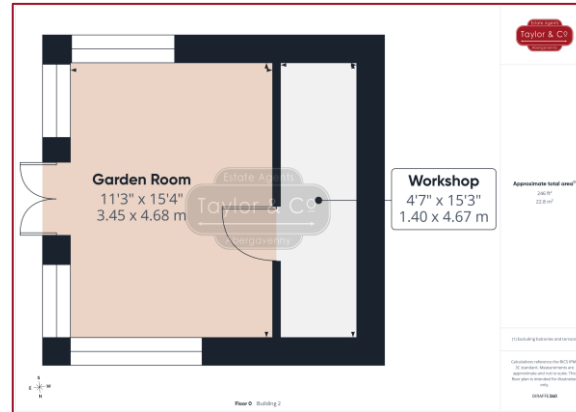
The house sits in grounds of circa 1.5 acres with the garden lying predominately to the south and east of the house and comprising a pleasing mixture of formal gardens, woodland and wildlife meadow with fruit trees. The pathway from the parking area to the principal entrance rounds the house before revealing one of The Neuadd's most captivating features: the spectacular views across the Vale of Usk towards the surrounding mountains. From here a gate opens into:

GARDENS | These beautiful gardens are sympathetically arranged to suit their natural environment with a stone sun terrace facing south and providing a bird's eye view over the surrounding landscape towards Llangattock hillside. The partly walled garden is predominately lawned with shaped borders surrounding and interspersed throughout the garden, hosting a variety of plants, a pond and a selection of established trees. In the garden is a large **garden room** with veranda which when the inclement weather strikes would still be a most splendid place from which to sit and observe the view across the landscape over the Vale of Usk to the peak of the Sugar Loaf beyond.

Being a truly rural setting that is connected to the wildlife corridor leading to Craig y Cilau National Reserve, there are a wide variety of occasional wildlife "visitors" to the garden,

encompassing most examples of the fauna found in the national park. The garden room is an ideal relaxation space as the hub for outdoor gatherings or a family den. The insulated space is equipped with power and lighting with a door leading to a workshop hosting the control panel for the solar photovoltaic panels which supply an electric feed to the house (n.b. no feed in tariff).

GARDEN ROOM



Also in the garden is a brick-built tool shed with an adjoining store (formerly a WC now capped off), and two wooden sheds. There is space for vegetable beds and around the rear of the house, useful access to the parking area. Rising through the garden, grassed pathways leading to the top with further seating opportunities affording spectacular views across the valley. Sitting alongside the pathways are walnut and plum trees. The gardens are enclosed by fencing with a gate leading into sloping grassland and an attractive woodland beyond with further pathways linking the house and gardens through the woodland to a green lane which ultimately provides access to Hillside Road in Llangattock.

TRELAWNEY COTTAGE ACCOMMODATION



A detached two-bedroom cottage offering superb ancillary accommodation to the main house or as an investment opportunity for holiday letting purposes. Trelawney has let for holiday guests for over 25 years. For the last 3 years, the turnover has been approximately £20,000 to £22,000 p.a. The cottage is not subject to a holiday let restriction.

The accommodation comprises: Lounge/diner; Kitchen; Two double bedrooms; Bathroom; West facing garden; Private parking space for up to 2 vehicles

GENERAL

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

Services | Oil central heating, mains electricity and water supply, photovoltaic solar panels (no feed-in tariff), private drainage via shared septic tank.

Council Tax | Band G (Powys County Council). Trelawney is currently exempt as a holiday let and has a business rating.

EPC Rating | The Neuadd: Band C & Trelawney: Band D

Flood Risk | Very low flood risk according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA966473. A new Title will be registered with HMLR as part of the conveyance as this current Title encompasses the barn and part of the land, both of which are being retained by the vendor. The Title records the property enjoys the benefit of restrictive covenants on the uses of neighbouring land. Trelawney Cottage which is included in this sale is held under Titles WA693975 & WA980024.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The vendor has retained the neighbouring barn, internally connecting several former holiday units as their home.

Broadband | The property is currently serviced by a local microwave broadband provider. The vendor advises that 4G, 5G, Starlink and an alternative local high-speed microwave-provider services are also available.

Mobile network | According to Ofcom: Three, O2, Vodafone & EE provide indoor coverage.

Viewing Strictly by appointment with the Agents

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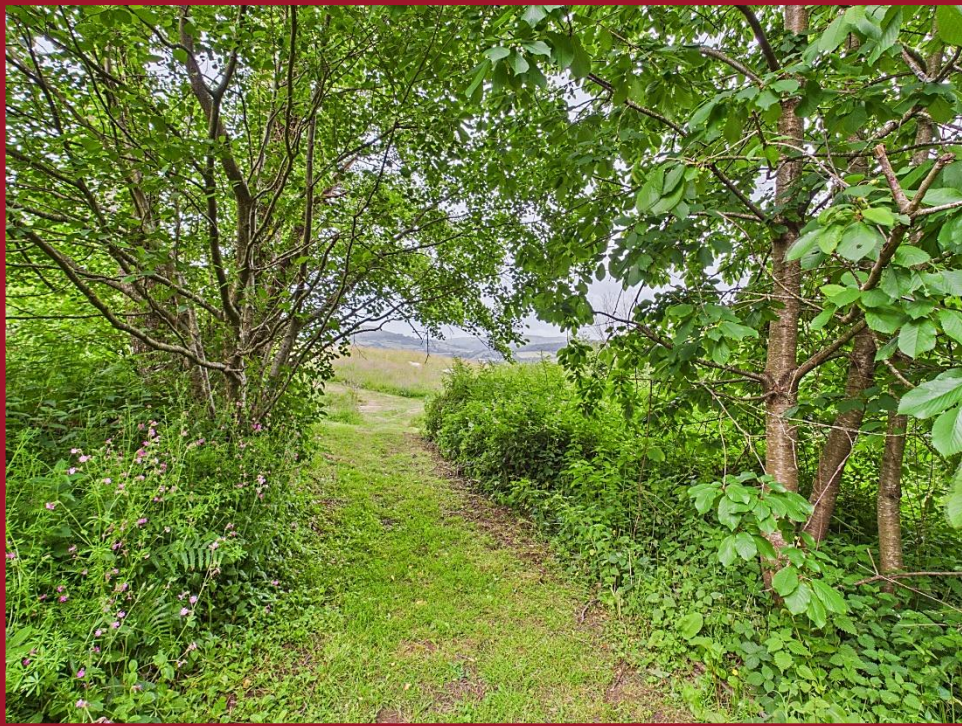
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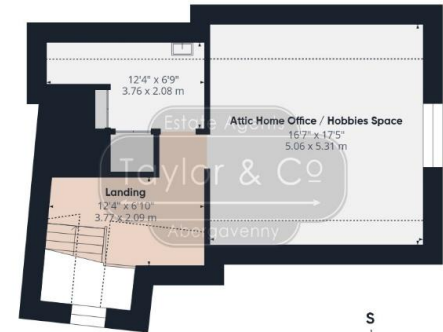
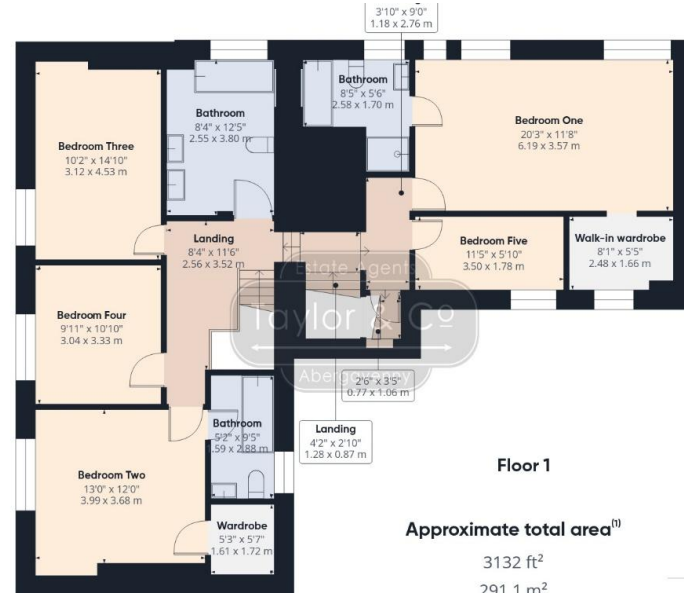


TRELAWNEY COTTAGE



Floorplan

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 Abergavenny



Approximate total area⁽¹⁾

3132 ft²
 291.1 m²

Reduced headroom

109 ft²
 10.1 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.