



Estate Agents

Taylor & Co

Abergavenny

Dardy

Crickhowell NP8 1PU

Asking Price
£625,000

Dardy

Crickhowell, Powys NP8 1PU

Four bedroomed detached period home to include an attached annexe and a detached outbuilding used as a holiday cottage
Perfect multi-generational, extended family home | Sensitively restored, comfortable family home with sandstone sun terrace and tiered gardens
Occupying an elevated position above the canal and enjoying fine views to Table Mountain & Sugar Loaf | Outdoor pursuit activities close-by
Living room with stove | Kitchen / diner with pantry | Utility room | Principal bedroom with Juliette balcony | Four piece family bathroom | Cloakroom
EV charging point & solar panels | Off road parking | Good road and walking links to primary and high schools

This comfortable and appealing four bedroomed detached period home occupies a wonderful position sitting just above the Monmouthshire & Brecon Canal in the small parish of Dardy which lies alongside the River Usk, betwixt its larger neighbours of Crickhowell and Llangattock in the Bannau Brycheiniog – Brecon Beacons – National Park. In an elevated position at the end of a no-through lane, this interesting and unusual home enjoys fine, long distance views from its sandstone sun terrace and amply stocked tiered gardens across the Vale of Usk towards the Sugar Loaf and Table Mountain in the far distance and yet despite its distinctly rural feel, is within walking distance or a short drive or pedal from a plethora of pubs, cafes, independent shops and an artisan bakery, as well as the canal towpath and scenic country walks.

This home offers buyers versatility and choice with its configuration. The main part of the house has a warm and inviting dual aspect living room with doors opening onto a fabulous garden terrace for maximum enjoyment of the surrounding landscape plus a large fireplace with wood stove for cosy nights in the winter months. Across the hall, there is a kitchen / diner complete with a range and a walk-in pantry and adjoining, essential for a country home, a well kitted out utility room with separate cloakroom/wc. Upstairs there are three bedrooms, the principal room having exposed beams and a Juliette balcony soaking in those incredible views. The contemporary four piece family bathroom suite serves the three bedrooms, all accessed off a spacious first floor landing.

For added lifestyle flexibility, the owner has recently added an independent ground floor one bedroom annexe which is accessed from the rear of the property via a door adjacent to the hallway or via the garden terrace. Ancillary to the main accommodation, this annexe is suitable for older or younger members of the family and is equipped with a shower room, utility room, and a living room / kitchenette. A recent addition to the property, the annexe was completed in 2025. In the garden, the owner has created further accommodation through the conversion of a small, detached outbuilding into a holiday cottage comprising a living area / kitchenette, a ground floor shower room and up a steep wooden staircase, a bedroom with doors onto a raised seating area. Buyer's attention is drawn to the agent note regarding planning within the general section of these particulars.

The outside spaces are a gardener's delight. The private access lane sweeps up alongside a field and opens into parking areas outside the house which is fitted with an EV charging point. Steps lead into the stone wall enclosed garden which has been tiered and is beautifully arranged with a huge variety of plants and foliage.

SITUATION | Dardy is a small parish located on the periphery of Llangattock, set amongst the stunning scenery of the Bannau Brycheiniog (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 Dardy and Llangattock which are both 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 the surrounding villages are highly regarded amongst the walking community and are a haven for both walkers and tourists alike. The town is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information centre.

Crickhowell also benefits from dentist surgeries, a health centre, a garage, and the iconic Webbs hardware store. There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street in the centre of this bustling town. The area is also well served for schools for all ages, both of which are fêted in both the local area and further afield too. Children enjoy the facilities of schools in both Llangattock and Crickhowell but do travel further afield to Christ College in Brecon and the Monmouth Haberdashers' schools which are easily accessible.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Hereford, Cwmbran, and Cardiff.

ACCOMMODATION

GROUND FLOOR

Entrance hall
Dual aspect living room
Kitchen/diner
Utility room
Cloakroom

FIRST FLOOR

Landing
Four piece bathroom
Bedroom one with vaulted ceiling
Bedroom two
Bedroom three

ATTACHED GROUND FLOOR ANNEXE

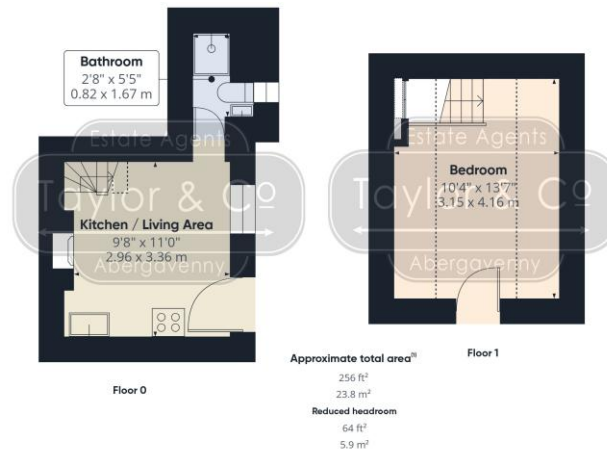
The annexe is accessed via the rear of the property and comprises:
Open plan kitchenette / living space
Bedroom
Shower room
Utility / boot room

DETACHED OUTBUILDING

(See planning development note)

Currently used as a holiday cottage and comprising:
Open plan living room / kitchenette
Shower room
First floor bedroom (restricted head height)

OUTBUILDING FLOORPLAN



OUTSIDE

FRONT GARDEN & DRIVEWAY | The property is approached via a road alongside the canal which opens onto a private driveway leading to the property. Gated access opens into a parking area with an EV charging point and space for 3 / 4 medium sized vehicles. There is an additional parking space adjacent to the detached holiday cottage.

A wisteria flanked sandstone terrace to the front and side of the property provides a stunning position to admire the surrounding vista towards The Darren, Table Mountain and across the valley to Sugar Loaf. The terrace is surrounded by cottage garden style planting featuring lavender and rose bushes. There is access from the terrace into the living room and the adjoining annexe.

REAR GARDEN | This family home occupies a sloping plot and has been tiered to maximise the use of space and to take advantage of the raised viewpoint over the spectacular landscape. The garden is enclosed with stone walling and is accessed via a set of stone steps onto the grassed pathways and the terraces. This is a well maintained and mature garden which is stocked with an abundance of attractive

flora and shrubbery interspersed with hedgerow borders which collectively arranged serve to make this an idyllic spot from which to enjoy the view.

GENERAL

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

Covenants | The property is registered with HMLR, Title Numbers WA947752, CYM509119 and CYM854530. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Services | Mains gas, electric, water and drainage are connected to the property. Solar panels provide electricity.

Council Tax | Band F (Powys County Council)

EPC Rating | Band B

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

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property has been extended by the current owner who has added a single storey annexe which is just awaiting the building control completion certificate. Buyers are advised that the holiday cottage is a converted outbuilding for which the required planning approval was not obtained.

Broadband | According to Openreach, a full fibre broadband connection is available in the area.

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

Viewing Strictly by appointment with the Agents

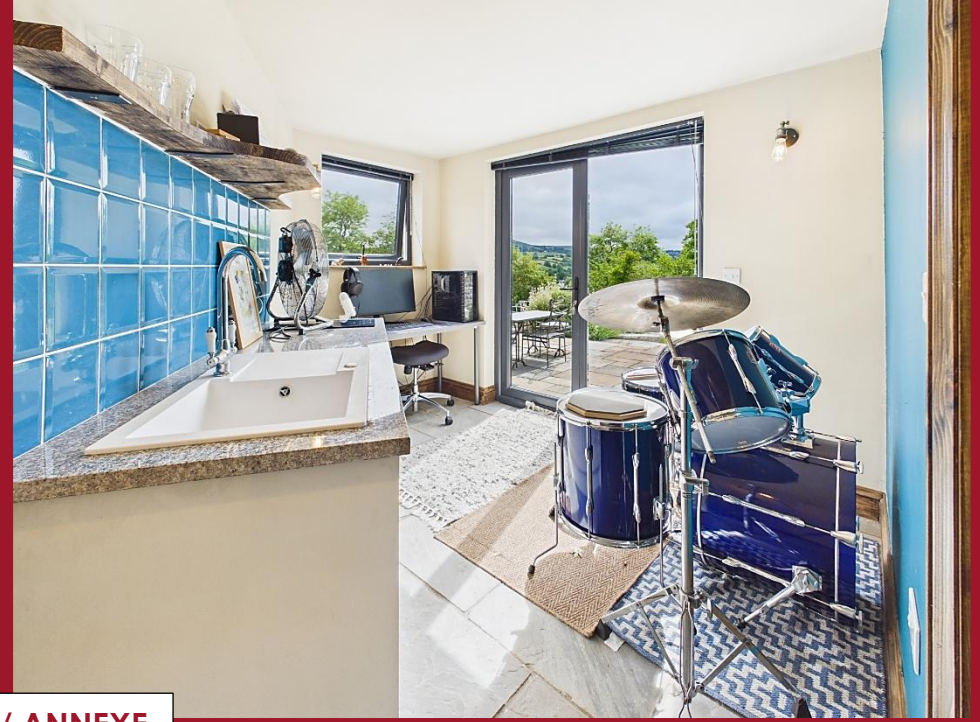
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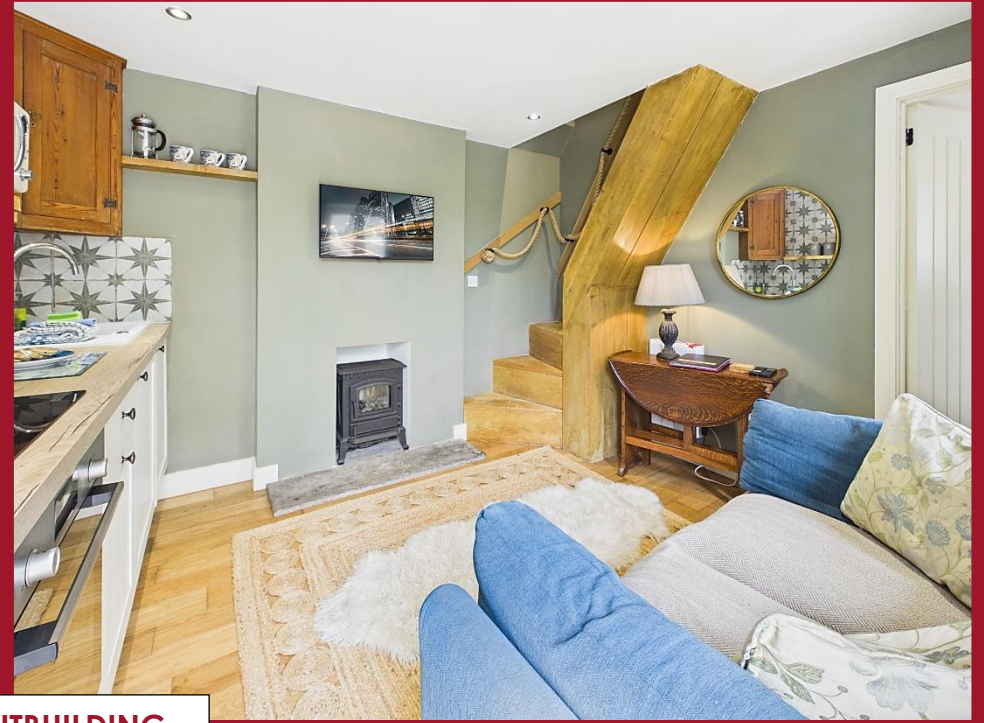




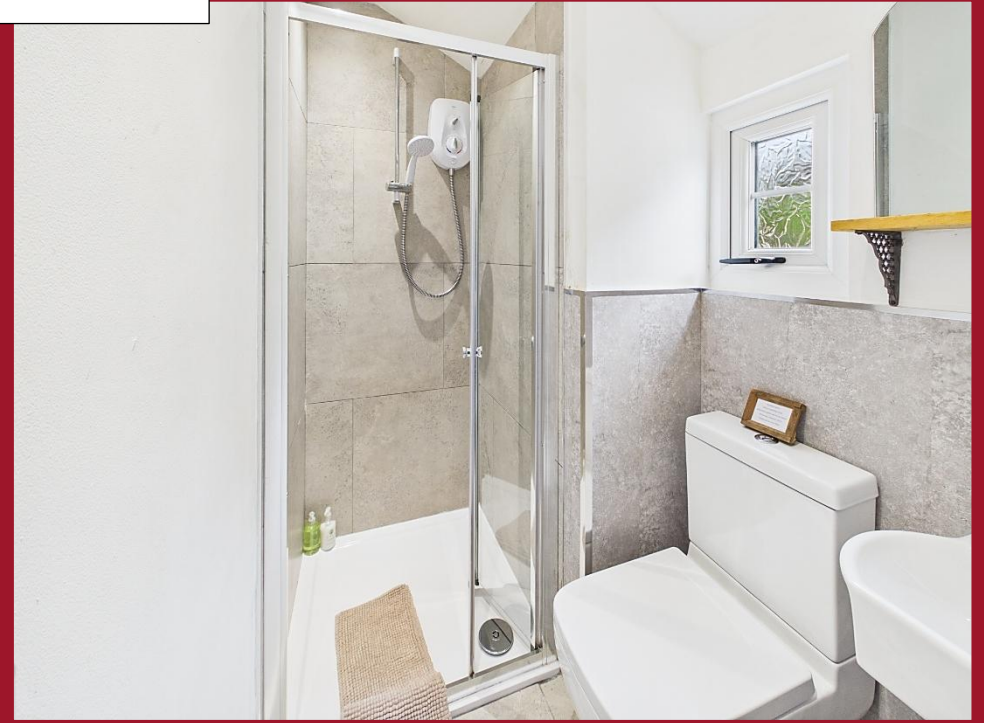


BEDROOM FOUR / ANNEXE

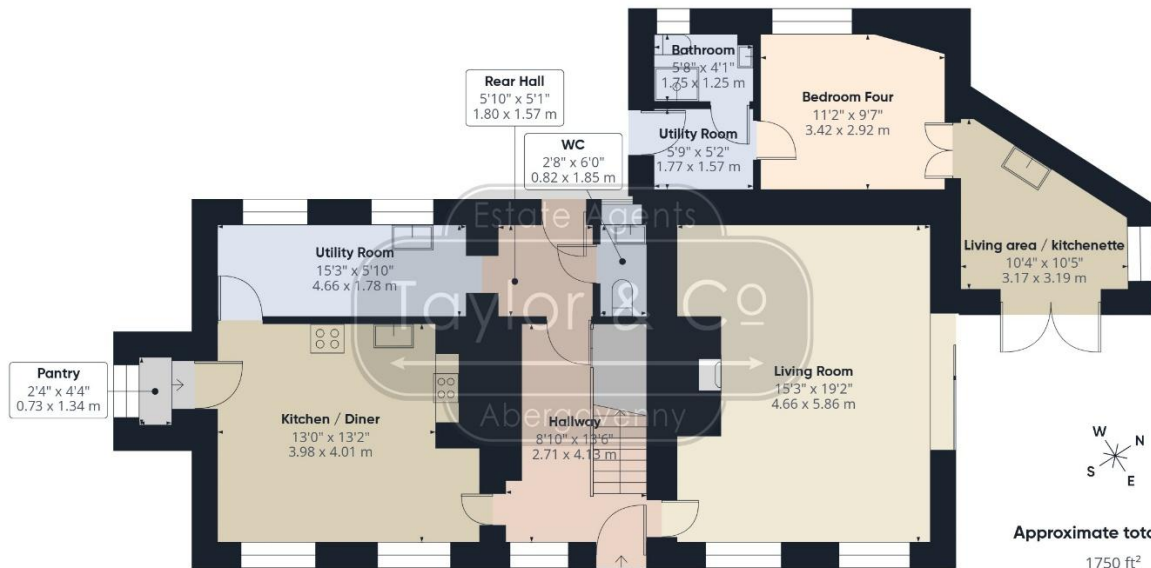




DETACHED OUTBUILDING



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Floor 0

GIRAFFE360

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



Floor 1

Approximate total area⁽¹⁾
 1750 ft²
 162.6 m²

Reduced headroom
 80 ft²
 7.5 m²

(1) Excluding balconies and terraces
 Reduced headroom
 Below 5 ft/1.5 m

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.