



**Llanbedr  
Crickhowell  
Powys.**

Price **£895,000**



- Detached residence set within approximately 4 acres
- Rural setting in the heart of the Grwyne Fechan Valley
- Good size property offering flexible accommodation
- Master bedroom with ensuite bathroom and walk in wardrobe
- Three further bedrooms, one with ensuite shower room
- Good size kitchen/dining /family room with Aga range cooker
- Utility room and ground floor WC
- Large garage and ample parking for numerous vehicles
- Beautiful gardens with pond plus woodland
- Internal viewing highly recommended

**General Description**

**EPC Rating: D63**

Tir Y Nant is a large detached property superbly located in a rural setting in the Grwyne Fechan Valley in the popular Bannau Brycheiniog National Park. It is set in it's own grounds of about four acres and bordered by the Grwyne Fechan river. EPC D63.



Viewing: **01873 810 213**

Website: **www.ctf-uk.com**

Email: **crickhowell@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Llanbedr, Crickhowell, Powys.

### Property Description

Tir Y Nant is a large detached property superbly located in a rural setting in the Grwyne Fechan Valley in the Bannau Brycheiniog National Park. It is set in its own grounds of about four acres and bordered by the Grwyne Fechan river.

The property has been extended over the years and now offers good size, flexible accommodation with four bedrooms to the first floor. The master bedroom having ensuite bathroom and walk in wardrobe with dual aspect views of the front and side gardens, ensuite shower room to one other bedroom, plus a family bathroom and large landing/seating area with view to the front. To the ground floor is a welcoming entrance hall leading to dining room, large kitchen/dining/family room, sitting room plus snug/reading room all with lovely views. In addition to the kitchen/breakfast/family room is a useful good size utility room with fitted units plus downstairs cloakroom/WC and access from the utility into the garage.

There are superb grounds which total about four acres comprising of a mixture of formal lawns, woodland, lily pond and forestry. The property is approached by a private driveway that sweeps through the front lawns leading to a substantial parking area and garage. To the rear of the property is a terrace with lovely views over the south easterly facing lawns and garden. There is a summerhouse to the rear garden.

The property is located in the Grwyne Fechan valley which is a rural and unspoilt position about a fifteen to twenty minutes drive

from Crickhowell. The village of Llanbedr has its own pub, church and village hall and more extensive amenities can be found in the popular market town of Crickhowell.

Crickhowell is a small picturesque market town situated in the Brecon Beacons National Park. It has a health centre, highly regarded primary and secondary schools, library and an excellent range of individual local shops, restaurants, hotels etc. There are good road links into the local trunk road network and a train station is situated in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

### Accommodation

#### Ground Floor

#### Entrance Hall

**Dining Room (17' 9" x 12' 0") or (5.42m x 3.66m)**

**Kitchen/Breakfast/Family Room (16' 9" x 22' 9") or (5.11m x 6.93m)**

**Larder (5' 1" x 6' 7") or (1.55m x 2.01m)**

**Utility Room (10' 2" x 19' 0") or (3.11m x 5.79m)**

**Sitting Room (20' 7" x 13' 10") or (6.27m x 4.22m)**

**Reading Room/Snug (10' 10" x 13' 10") or (3.30m x 4.22m)**

#### First Floor

**Landing Area (28' 8" x 6' 7") or (8.75m x 2.00m)**

**Master Bedroom (24' 6" x 19' 0") or (7.48m x 5.79m)**

**En-Suite Bathroom (7' 7" x 10' 0") or (2.31m x 3.04m)**

**Walk in wardrobe (8' 8" x 6' 1") or (2.64m x 1.85m)**

**Bedroom 2 (9' 7" x 16' 6") or (2.91m x 5.04m)**

#### En-Suite Shower Room

**Bathroom (8' 0" x 12' 0") or (2.44m x 3.66m)**

**Bedroom 3 (13' 9" x 12' 6") or (4.18m x 3.80m)**

**Bedroom 4 (15' 3" x 11' 0") or (4.64m x 3.35m)**

#### Outside

**Garage (19' 6" x 19' 0") or (5.95m x 5.79m)**

#### Services

Mains electricity, oil fired central heating, private spring water, drainage is via a sewerage treatment plant.

### Broadband and Mobile phone

There is limited indoor and outdoor mobile phone coverage in the area. There is fibre broadband direct to the property.

### Agents Note

The Natural Resources Wales web site lists this property as being in a high risk area of flooding from the river. However the area has no recorded flooding.

### Tenure

Freehold

### Council Tax

H

### Directions

From our office head west along the A40, after the petrol station take a right turn up Llanbedr Road, at the top of Llanbedr Road bear left and continue along the road for approximately 4 miles. Please note after 2.9 miles where the road splits in three continue straight ahead on the middle road. At approximately 4 miles turn sharply right at the green grit box and dead end sign, proceed down the hill then take your first left into the private driveway signposted Tir Y Nant. What 3 words - Cultivation. Respected. Manicured

