



Brynrhos  
New Road | Crickhowell | Powys | NP8 | AT





# KEY FEATURES

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- Spacious period attached town house
- A short distance from Crickhowell centre
- Cherished family home for circa 40 years
- Much character and a wealth of features
- Established mature gardens with views
- Workshop and one bedroom annexe



# SELLER INSIGHT

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“ My parents bought Brynrhos in 1980 as they fell in love with its position, outlook and the potential it held to be a fantastic family home. They used to describe it as perfect for entertaining but also loved the privacy it holds, whilst still appreciating the convenience of living so close to the town and all its amenities. They loved living in Crickhowell and our whole family has appreciated all the town and area has to offer. We've all enjoyed Brynrhos over the years, and we all have fond memories of family Christmases, birthdays, and then summer barbeques with the grandchildren playing on the lawn and in the pool too. We'll obviously treasure those memories for a long time to come, but we know that the next owner will start a new chapter of enjoyment there of their own.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# GROUND FLOOR

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The front door lies to one side of the house set into an entrance porch with half pitched roof. Enter into the porch with W.C. located to the rear. The central entrance hall, with staircase rising to the first floor, provides access to the principal ground floor rooms comprising: spacious reception room with double doors to the glazed conservatory which spans the width of the front of the house, dining room and wonderful sitting room with ornate period fireplace. Both the dining room and sitting room have doors opening into the conservatory from which views towards the surrounding mountains may be enjoyed. To the rear of the central entrance hall are useful storage cupboards, an inner hall and steps down to a sizeable cellar. The spacious kitchen is positioned to the rear of the house, behind the first reception room and has a door to a useful rear entrance porch with more storage cupboards and access to the parking area and garden.















# FIRST FLOOR

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An impressive staircase, with carved newel posts, rises to the spacious first floor landing. On the first floor are four generously sized double bedrooms, one en suite, the other three bedrooms being served by a well-appointed family bathroom and additional separate W.C. Each bedroom boasts ample storage and views of Crickhowell and the surrounding hills.







# OUTSIDE

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The house is bordered to the front by a stone wall with wrought iron gates leading to the private driveway. The well-manicured front garden is predominately laid to lawn interspersed with mature shrubs and plants. A swimming pool is set into a stone patio area and to the south elevation is a further stone patio with plenty of space for entertaining. In addition to the gardens, there is space for parking several vehicles.



# OUTBUILDING WITH ANNEXE

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The useful outbuilding has been divided to accommodate a workshop and a small one bedroom annexe over two floors, also incorporating a small kitchen, sitting area and shower and W.C. There is also a small garden shed in a discretely hidden refuse area.





# LOCAL AREA

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Crickhowell is a picturesque town located on the banks of the River Usk and offers a wide range of independent shops and a pretty high street. The local primary and secondary schools are well regarded. Crickhowell and the surrounding area offer a wide range of recreational and outdoor activities and there are a number of events held throughout the year including a walking and writing festival. The area is well known for its food produce and quality restaurants and cafes. The larger market town of Abergavenny is approximately 4 miles away offering a wider range of amenities and supermarkets including Waitrose, Morrisons and Tesco. Crickhowell lies on the A40 which in turn links to the A465/A449 and linking to the M4/M5 and M50 motorway networks with the cities of Bristol and Cardiff being less than one hour's drive. A main line railway station can be found in Abergavenny.

# DIRECTIONS

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From Abergavenny take the A40 towards Crickhowell and Brecon. Continue through Crickhowell town passing the Bear Hotel on the right-hand side, shortly thereafter, take the left hand turning opposite the petrol station into New Road. Brynrhos is on the left-hand side, just prior to the entrance to the High School which is on the opposite side of the road.







# INFORMATION

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**Asking Price:** Offers in Excess of £825,000

**Local Authority:** Powys Council

**Council Tax Band:** G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** E

**Tenure:** Freehold

**Services:** We understand the house is connected to mains electricity, gas, water and drainage.

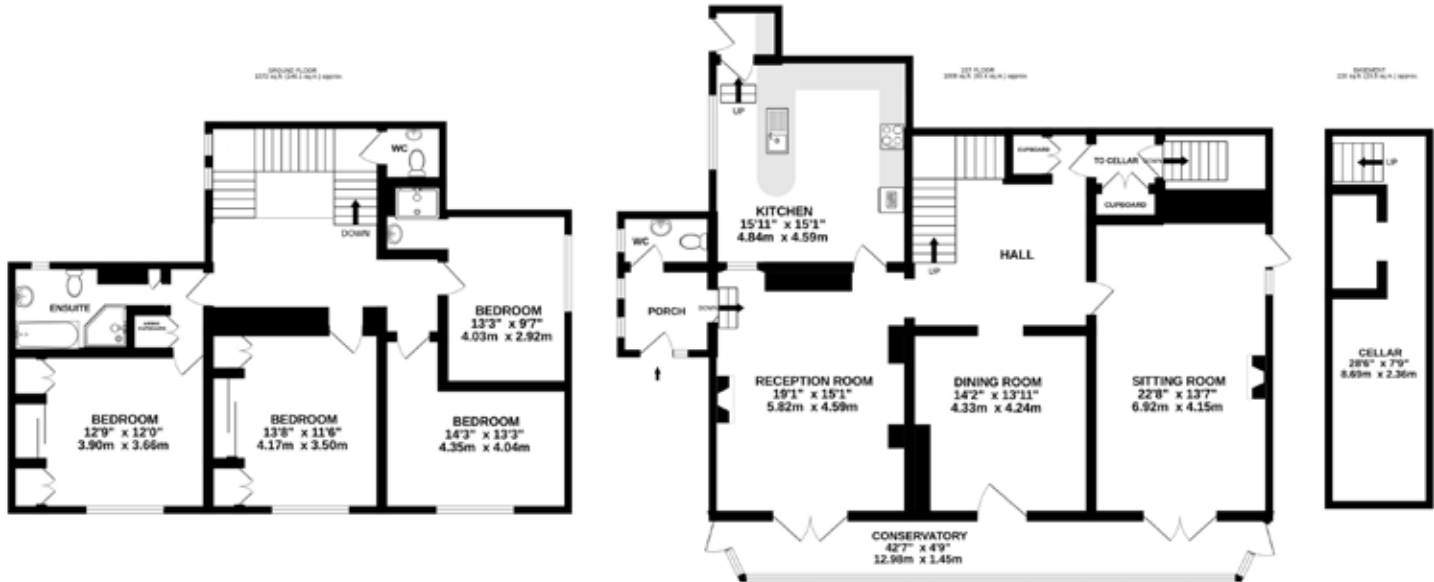
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**Covenants:** Title Number - WA667346. Fine & Country are not aware of any onerous covenants relating to the title number. There is a covenant which applies to the land opposite (presently used as the school car park) which restricts anyone building on it.

**Agent's Notes:** The swimming pool may require maintenance before being brought into use.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



BRYNRHOS, NEW ROAD, CRICKHOWELL, NP8 1AT



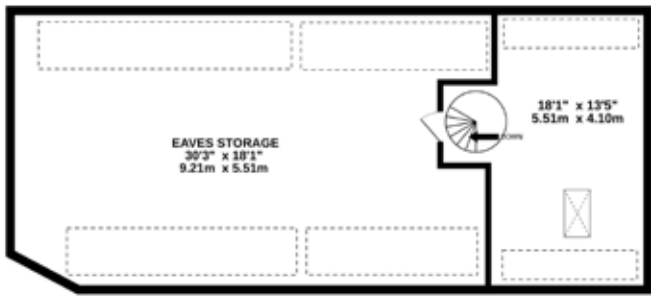
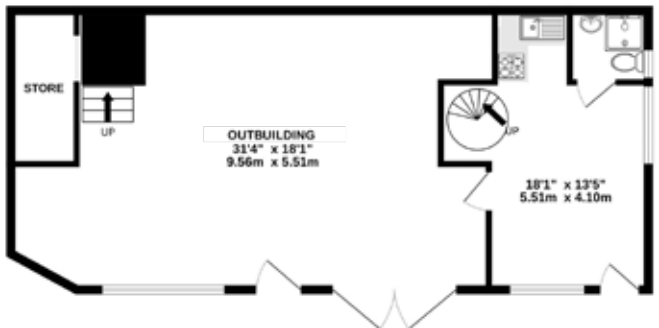
TOTAL FLOOR AREA : 2798 sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
723 sq.ft. (67.2 sq.m.) approx.

**1ST FLOOR**  
742 sq.ft. (68.9 sq.m.) approx.



BRYNRHOS OUTBUILDING

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Scan to view video of the house

Energy Efficiency Rating		Current	Potential
Energy Performance Certificate (EPC)	A		91
Greenhouse Gas Emissions (CO2)	B		23
Water Efficiency	C		
Energy Use	D		
Space Heating	E		
Water Heating	F		
Lighting	G		

England & Wales



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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