

Estate Agents

Taylor & Co

Abergavenny

Glangrwyney

Crickhowell, Powys NP8 1EE

Asking Price  
£365,000

# Glangrwyney

## Crickhowell, Powys, NP8 1EE

Substantial stone dressed three bedroomed family home with separate annexe | Convenient position on the fringe of Crickhowell in the Brecon Beacons National Park  
South westerly gardens adjoining fields affording superb countryside views | Popular area for walkers and tourists with ease of access to countryside walks  
Extensive off road parking area plus a garage complex | Reception rooms and a sun room with kitchen to first floor for maximum enjoyment of the surrounding vista  
Refurbished ground floor bedrooms with two new modern bathrooms and a separate utility room | Two storey annexe potential  
No onward chain | Purchasers' attention is drawn to an important notice in the full details

**This substantial stone dressed semi-detached family home is ideally placed on the fringes of Crickhowell in the Brecon Beacons National Park. Adjoining open fields and affording fine countryside views over the south westerly garden, this unusual upside down house has been configured with the reception rooms and kitchen to the first floor to maximise enjoyment of the fabulous vista, with the three refurbished bedrooms and two new modern bath/shower rooms on the ground floor, together with a utility room accessed from a generously proportioned 27' hallway.**

**This family residence is entered via an extensive driveway with off road parking facilities for a several vehicles together with a double garage complex. This provides an ideal opportunity for conversion to an annexe with the potential for a holiday let income or a perfect home / work environment to suit, subject to consent. The gardens are arranged across the width of the main house and the annexe garage and are currently divided by natural hedging which lends itself to two independent gardens or they could be returned to one large garden quite easily if so required.**

**SITUATION** | Glangrwyney is a small hamlet on the outer fringes of Crickhowell. Winner of the Best High Street in Britain in the Great British High Street

Awards, Crickhowell is a small yet thriving town set amongst the stunning scenery of the Brecon Beacons National Park alongside the banks of the River Usk. Crickhowell is highly regarded amongst the walking community and is a haven for both home seekers and tourists alike. The town is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, a baker, Wales's first 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. As well as being for the young, Crickhowell enjoys an active older community with the local U3A boasting 390 members.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 6 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops, including amongst others, a large Waitrose. 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. The railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Hereford, Cwmbran, and Cardiff.

### ACCOMMODATION

**ENTRANCE LOBBY** | Doorway, windows to the front and side aspects, lighting, tiled floor. A part glazed panelled entrance door opens into:

**ENTRANCE HALLWAY** | Coved ceiling, two double glazed windows to the front aspect, two radiators, staircase to first floor living accommodation.

### GROUND FLOOR BEDROOM ACCOMMODATION

**BEDROOM ONE** | Double glazed windows and door to the rear aspect overlooking the garden and fields beyond, coved ceiling, radiator.

**EN-SUITE SHOWER ROOM** | Shower cubicle with electric shower within, lavatory, wash hand basin set into vanity unit, extractor fan, tiled walls, tiled floor, radiator.

**BEDROOM TWO** | Double glazed window to the rear aspect, coved ceiling, radiator.

**BEDROOM THREE** | Double glazed window to the front aspect, coved ceiling, in-built wardrobe, radiator.

**FAMILY BATHROOM** | Fitted with a white suite comprising a panelled bath with electric overhead shower and glass shower screen, lavatory, pedestal wash hand basin, frosted double glazed window, tiled walls, radiator.

**REAR LOBBY / UTILITY ROOM** | Double glazed window and door opening into the garden, shelving, floor standing boiler, wall mounted electricity consumer unit, plumbing for washing machine.

**GROUND FLOOR CLOAKROOM** | Lavatory, corner wash hand basin, frosted double glazed window.

### **FIRST FLOOR LIVING ACCOMMODATION**

**DUAL ASPECT LOUNGE / DINER** | Three double glazed windows to the front aspect, double glazed window to the rear with views towards the fields and hillside. Stone fireplace with display shelving to either side, two radiators, wall light points. A glazed door with windows to either side opens into:

**SUN ROOM** | Double glazed windows to two sides, double glazed door opening onto an elevated patio with countryside views, wall light points, power, sloping polycarbonate roof covering.

**From the lounge/diner, a glazed panelled door opens into:**

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range units, contrasting laminate worktops with inset sink unit, inset four ring electric hob with extractor hood above and oven beneath, space for under counter fridge, deep storage cupboard, breakfast bar with shelving beneath, ample room for table and chairs, double glazed windows to the side and rear aspect providing countryside views, loft access, radiator.

### **OUTSIDE**

**FRONT** | The property occupies a broad plot with a wide frontage, set back from the roadside enclosed by mature hedging. Approached via an extensive tarmac driveway providing off street parking for several vehicles, the driveway provides access to the garage and gardens as well as the house.

**REAR GARDEN** | The gardens are currently arranged between the main house and the annexe providing separate gardens if so desired, divided by shaped hedging with an archway giving access between the two. The gardens could easily be reconfigured to one large garden to suit and provide a delightful outlook towards the fields beyond.



### **ANNEXE / GARAGE COMPLEX**

**ENTRANCE LOBBY** | Part glazed entrance door, doorway to:

**OPEN PLAN LIVING ROOM / KITCHEN** | A good size open plan room with space for a kitchen area (not currently fitted) with a glazed window to the front

aspect and courtesy window to the sun room, staircase to the first floor, door to garage. A part glazed door opens into:

**SUN ROOM** | Double glazed windows to rear aspect with countryside views, sloping polycarbonate roof covering, tiled floor, door to garden.

### **FIRST FLOOR**

**LANDING** | Double glazed window to the front aspect.

**BEDROOM** | Velux window, power and lighting.

**SHOWER ROOM** | Requires fitting.

**GARAGE** | Two vehicular doors to front, two windows to rear, pitched roof, power supply, lighting, workbench, fitted cupboards.

### **GENERAL**

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

**Important Note** | The agent advises that the property flooded in February 2020 at a time when it was unoccupied.

**Services** | Oil fired central heating, private drainage, mains water and electricity.

**Council Tax** | Band E (Powys CC)  
**EPC Rating** | Band D

**Viewing Strictly by appointment with the Agents**

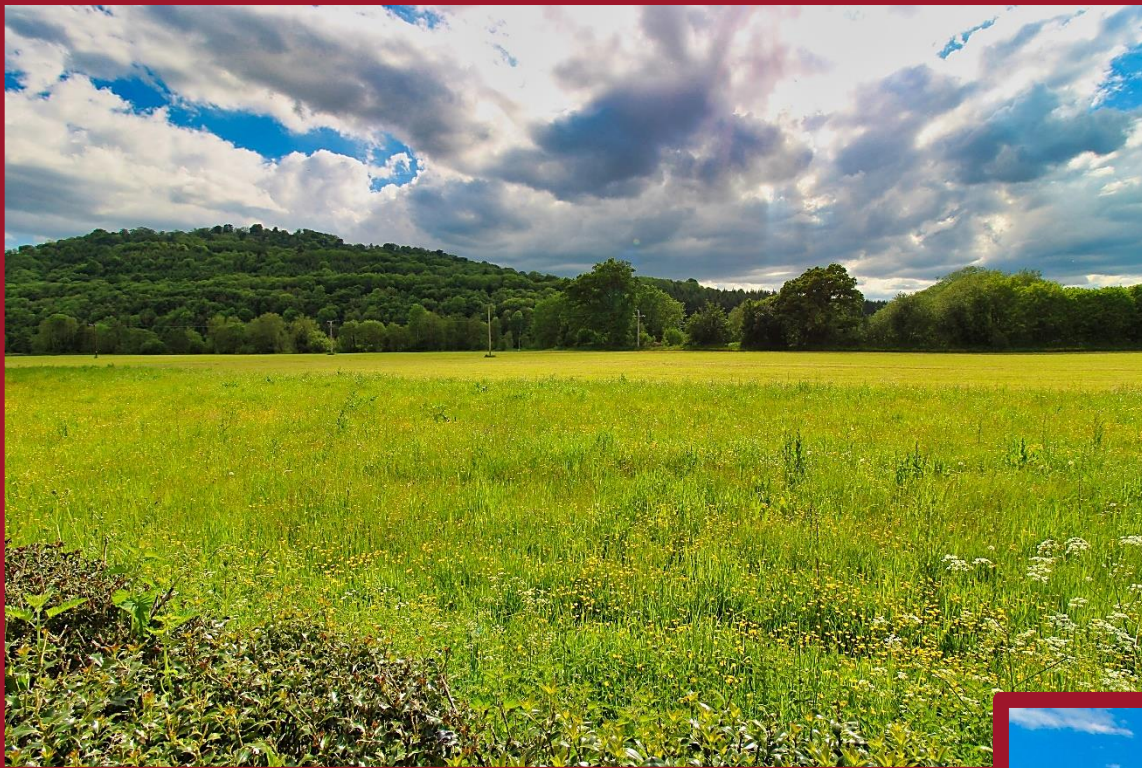
Taylor & Co: 01873 564424  
Abergavenny@taylorandcoproperty.co.uk

**Reference** AB114

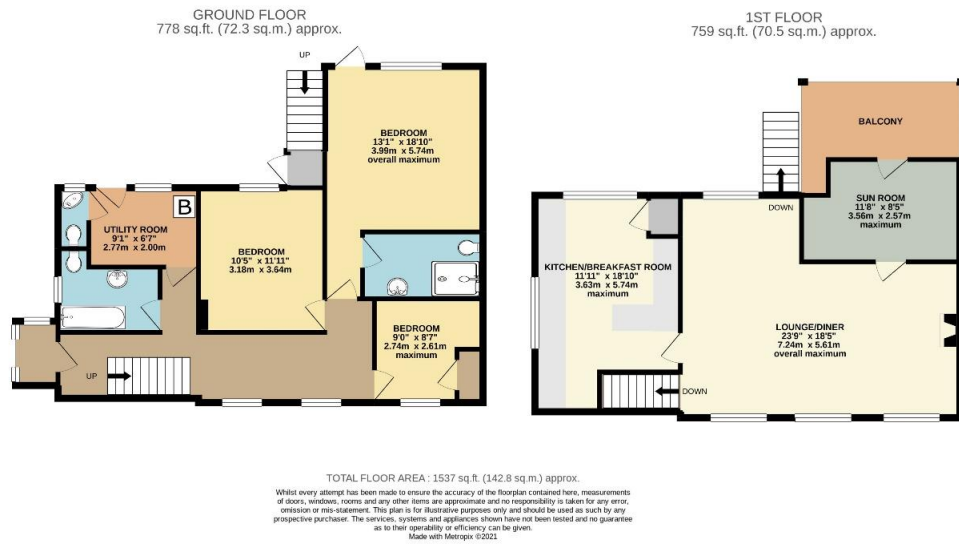




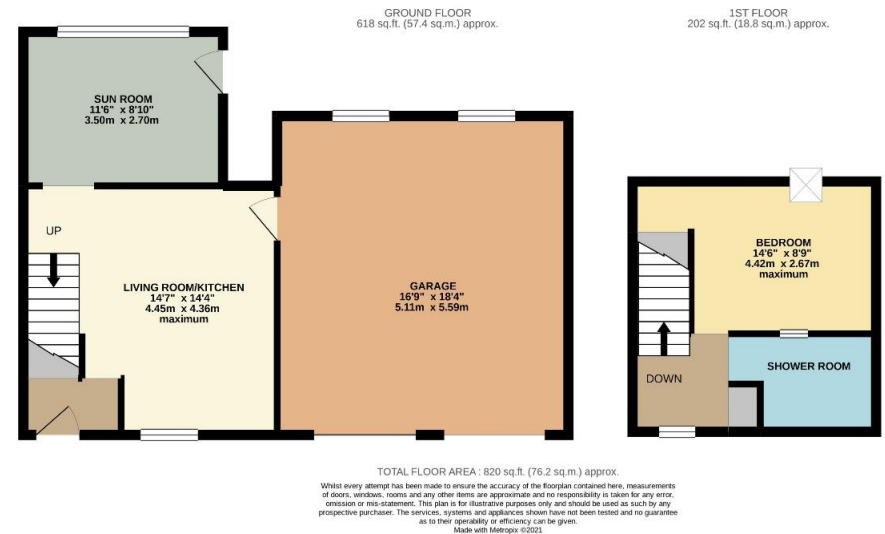




## House Floorplan



## Potential Annexe & Garage Complex



**PLANS AND PARTICULARS** The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.