



Estate Agents

Taylor & Co

Abergavenny

Llangenny Lane
Crickhowell NP8 1AN

Asking Price
£750,000



Llangenny Lane

Crickhowell, Powys NP8 1AN

Detached chalet bungalow with self-contained, interconnecting annexe in glorious, secluded gardens brimming with flora, in all about 0.44 of an acre
Splendid long distance countryside views towards Llangattock Hillside | Small stream meanders along western boundary

Main property: two bedrooms & two bath/shower rooms, three reception rooms, kitchen & utility room

Annexe: two bedrooms, shower room, living room with vaulted ceiling

Detached garage & carport plus extensive off road parking | No onward chain

On the periphery of the much celebrated pretty market town of Crickhowell, this individual 1940's detached chalet bungalow with an attached annexe is festooned in grape vines and sits in glorious gardens of about 0.44 of an acre. Brimming over with an abundance of flora and room for a substantial home-grown vegetable patch, the secluded gardens which wrap around this family home afford the most splendid countryside views towards Llangattock Hillside in the Bannau Brycheiniog – Brecon Beacons – National Park.

Offering generously sized accommodation throughout, the flexible configuration will attract buyers seeking an unusual home. The main part of the property is entered via a spacious hallway with parquet flooring with a large doorway opening into a semi-open plan living room, dining room and kitchen with archways denoting the separate spaces. The living room and the study, being at the front of this residence, either side of the hallway, both offer great views over the surrounding countryside to Llangattock Hillside beyond. The main part of the bungalow has two double bedrooms, one to the ground floor with a bathroom adjoining; and to the first floor, there is a further triple aspect bedroom with vaulted ceiling and countryside views over fields, served by an en-suite shower room.

The attached annexe can be self-contained but equally has an interconnecting door to the main part of the property. The annexe has two bedrooms, a dual aspect living room with vaulted ceiling opening into a courtyard garden and a kitchen. The kitchen is a recent addition having previously been used as a bedroom.

Other benefits include a utility room, solar panels, detached garage and carport, plus off road parking for several vehicles. The property is being sold with no onward chain.

SITUATION | Winner of the Best High Street in Britain in the first Great British High Street Awards, Crickhowell is a vibrant and historical small town, set in stunning Bannau Brycheiniog – Brecon Beacons National Park scenery on the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors.

The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, hardware store, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with visiting authors, tourist information centre, library, tennis courts and cricket pitch.

Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels -including The Bear, open since 1432 -local community halls and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as as having an active senior community with many societies, clubs, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London via Newport, 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.

ACCOMMODATION

ENTRANCE PORCH | A set of glazed double doors open into the porch with a further set of glazed double doors with windows to either side opening into:

ENTRANCE HALLWAY | A spacious hallway with coved ceiling, parquet flooring. Door to:

DUAL ASPECT LIVING ROOM | A wide double glazed bay window to the front affords splendid views across the garden towards Llangattock Hillside, coved ceiling, stone fireplace with open fire on a stone flagged hearth with oak lintel above and shelving to the alcove recess, door access to the garden, radiator, parquet flooring. An archway opens into:

DINING ROOM | The dining room is filled with light having a wide open doorway from the entrance hall, an opening to the living room and kitchen as well as a large double glazed window to the side aspect and provides a great space for family eating and entertainment. The parquet flooring flows through from the hallway and there is a partly recessed wood stove in addition to a radiator.

KITCHEN | This newly fitted kitchen has a range of wall and base cabinets in a cream colour washed shaker style finish to include drawers and open display shelving, contrasting wood style laminate worktops with inset sink unit, five ring gas hob with double oven and grill beneath and extractor hood above, inbuilt microwave oven, integrated fridge and dishwasher, larder cupboard, double glazed window to the rear aspect. Door and open arch to:

UTILITY ROOM | Fitted with matching kitchen cabinets, inset sink unit, space for washing machine, space for freezer, wall mounted Worcester boiler, double window and door opening to the garden, open cloaks cupboard with solar panel control controls, radiator.

From the entrance hallway, a door opens into:

STUDY | Broad double glazed bay window to the front aspect with a glorious view across the garden to Llangattock Hillside, coved ceiling, parquet flooring, radiator, staircase to the first floor.

GROUND FLOOR BEDROOM | Double glazed window to the rear aspect, coved ceiling, airing cupboard, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower, wash hand basin set into vanity unit, lavatory, double glazed window, coved ceiling, radiator.

FIRST FLOOR

LANDING | A sizeable landing with eaves storage, double glazed velux window.

TRIPLE ASPECT BEDROOM | Four large double glazed windows affording views over the surrounding countryside to two aspects, two small further double glazed velux windows, fitted bedroom furniture to include wardrobes, chest of drawers and cosmetic counter tops. eaves storage.

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, double glazed Velux window, extractor fan, eaves storage cupboard, radiator.

ANNEXE

The attached annexe is self-contained with an entrance door from a courtyard garden, but also has an interconnecting door from the main property too.

ENTRANCE HALLWAY | Entrance door, electric radiator.

DUAL ASPECT LIVING ROOM | Vaulted ceiling with exposed beams, double glazed windows to the rear aspect and broad double glazed sliding doors opening onto a courtyard with long distance views towards Llangattock Hillside, two radiators (fuelled by the boiler in the main property), loft access. Connecting door to kitchen of main property.

KITCHEN | Fitted with a shaker style kitchen with wall and base cabinets, inset sink unit, inset four ring hob with

extractor hood above, space for fridge, double glazed window to the side aspect, tall larder cupboard.

BEDROOM ONE | Double glazed window to the front aspect with long distance views towards Llangattock Hillside, two inbuilt wardrobes, electric radiator.

BEDROOM TWO | Double glazed window to the side aspect, inbuilt wardrobes, electric radiator.

SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, double glazed window, ladder towel radiator, shaver point.

OUTSIDE

The property sits in a stunning setting, hidden from the lane in a private secluded garden with glorious long distance countryside views towards Llangattock Hillside. A sweeping driveway with vehicular gates opens to the front of the property providing off street parking for several vehicles and leading to:

DETACHED GARAGE | 8' 5" x 15' 8" up and over door, electricity supply.

OPEN BAY CARPORT | 11' 8" x 16' 2" a partly covered area for parking and an excellent wood store.

SOUTH FACING FRONT GARDENS | An extensive lawn in front of the property hosts several shaped flower beds brimming with an abundance of flora including perennials and herbaceous shrubbery overflowing with roses, tulips, wild geraniums and lambs tails to name just a few of many and providing a splendid back drop framed by two Californian Redwood trees to the wonderful vista beyond. Grassed pathways traverse around the garden with natural grassed beds and specimen trees dotted about delivering added areas of interest. A small stream runs through the garden linking front to rear and is bordered by a plethora of attractive planting and foliage, apple trees, a willow tree and a magnolia. Steps lead up from this fabulous garden to the front porch, festooned in grape vines, with a pathway leading to a paved courtyard garden giving access to the annexe.

REAR GARDEN | A small stream meanders along the western boundary of the garden from the rear to the front. A pathway leads around the property with steps opening into this gently sloping rear garden. The garden has a large vegetable patch, garden pond, several seating areas, and views over the roof line towards Llangattock Hillside. The pathway is surrounded by flower bed borders overflowing with a variety of attractive plants and flowers.

GARDEN OUTBUILDINGS | Two open bay garden implement/tool stores, green house, potting shed with large double glazed window to the front.



GENERAL

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

Services | All mains services are connected. The roof is fitted with solar panels which provide a proportion of the supply of electricity and hot water to the property.

Important Note | Interested parties are advised that a public footpath runs adjacent to the western boundary. It does not enter the land owned by the property and is screened from view.

Council Tax | Band G
(Powys County Council)

EPC Rating | Band C

Viewing Strictly by appointment with the Agents

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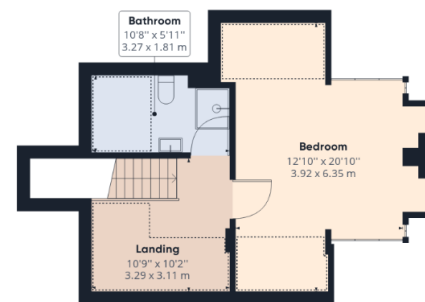








Floor 0



Floor 1



Approximate total area⁽¹⁾

2332.58 ft²

216.70 m²

Reduced headroom

162.92 ft²

15.14 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.