



Estate Agents

Taylor & Co

Abergavenny

Orchard Lane

Crickhowell, Powys NP8 1BU

Asking Price
£700,000

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Contemporary Upside / Down family home superbly positioned in a favoured no-through lane within walking distance of the award winning High Street
Located in the heart of the Brecon Beacon's National Park with splendid South to West vista over delightful gardens towards the magnificent Vale of Usk

Four bedrooms and three bath/shower rooms | Generously appointed lounge/diner opening onto a glazed elevated balcony and separate sunroom
Dual aspect kitchen/breakfast room and separate utility/bootroom | Detached garage and extensive parking | Substantial plot with room ancillary accommodation
subject to consent | Walking distance of highly regarded primary & secondary schools, doctor & dentist surgeries | Wealth of gastro pubs, eateries & bistros nearby
Excellent finish with oak joinery and contemporary bathroom suites

Occupying a bold plot in a favoured no-through setting in the picturesque and internationally famous market town of Crickhowell, is this beautifully presented four bedroomed contemporary family residence. Perfectly configured for maximum enjoyment of the splendid south to west orientation which the property enjoys across the rear with superb views over the Vale of Usk towards Llangattock Hillside, this family home boasts an unusual upside/down configuration which is highly suited to modern family living. Finished to a high specification with oak joinery, panelled doors, floor and skirting boards and a generous feature oak and glazed staircase, this home is arranged with the reception and dining spaces on the first floor; whilst the bedroom accommodation is on the ground floor.

Entered through a glazed oak panelled door into a most welcoming hallway, an oak staircase leads to a light filled first floor hall. The spacious lounge/diner has broad windows and a tri-fold door which opens onto a glazed balcony providing views over the surrounding hillside. Many of the rooms in this lovely family property are dual or triple aspect, including the sunroom which is accessed from the lounge, whilst the kitchen/breakfast room has ample room for a seating area. The four bedrooms on the ground floor are served by a modern white bathroom suite as well as an en-suite shower room to the principal bedroom. In addition, there is a further shower room on the first floor. Access to the garden is provided by a useful dual aspect boot/utility room.

The wrap around gardens are a particular delight, brimming with flora and shrubby flowerbed borders and pathways traversing the lawns. The property benefits from a driveway providing extensive off road parking and a detached garage. There is room within the garden for an additional dwelling or ancillary accommodation to suit, subject to the

necessary consent and buyers are advised to read our note on this, in addition to reference made to the geographical positioning of the property in relation to the River Usk.

SITUATION | 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 feted 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 South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

ENTRANCE PORCH | Double glazed windows to three sides with fan light openers, double glazed front door, pitched polycarbonate roof, tiled floor. An oak glazed panelled door with windows to side opens into:

A WELCOMING ENTRANCE HALLWAY | Double glazed window to the front aspect, feature oak staircase with oak treads, glazed balustrades and oak handrails and newel posts, oak flooring and skirting boards, radiator.

FIRST FLOOR RECEPTION ACCOMMODATION:

HALLWAY | Frosted double glazed windows to the front allowing light to further throughout the hall, coved ceiling, loft access, oak flooring and skirting boards, radiator. An oak panelled door opens into:

SPACIOUS DUAL ASPECT LOUNGE / DINER | Enjoying a superb, elevated view across the Usk Valley towards Llangattock Hillside through a broad double glazed window and a set of double glazed tri-folding doors opening onto raised balcony with glazed panelled surrounds providing a splendid vista over the garden

towards the hillside beyond, coved ceiling, oak flooring, oak window sills, radiator. A sliding double glazed door opens from the lounge/diner into:

TRIPLE ASPECT SUN ROOM (USED AS A STUDY) | Double glazed windows to three sides providing views towards Llangattock Hillside and the Darren, radiator.

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of shaker style cabinets with complementary brushed chrome door furniture with over counter lighting, contrasting laminate worktops with matching splashbacks, inset sink unit, integrated fridge, inset four ring Neff hob, inbuilt Neff single oven, integrated Neff dishwasher, coved ceiling, double glazed windows to the front and side aspects with views towards Llangattock Hillside, oak flooring and skirting boards, ladder radiator, oak panelled door.

SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle with electric thermostatic shower mixer within, wash hand basin and lavatory with oak surrounds and cosmetic counter, frosted double glazed window, inbuilt medicine cupboard with oak doors, extractor fan, ladder towel radiator, oak flooring and skirting boards, oak panelled door, inset spotlights.

GROUND FLOOR BEDROOM ACCOMMODATION:

DUAL ASPECT BEDROOM ONE | Double glazed windows to the rear and side aspects with garden views, inbuilt wardrobes with oak doors, radiator. An oak panelled door opens into:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer within, lavatory, wash hand basin set in a vanity storage unit, frosted double glazed window, extractor fan, ladder towel radiator, tiled floor.

BEDROOM TWO | Double glazed window to the rear aspect with garden views, fitted wardrobe, radiator, oak panelled door.

DUAL ASPECT BEDROOM THREE | Double glazed windows to the front and side aspects, radiator, oak panelled door.

BEDROOM FOUR | Double glazed window to the rear aspect with garden views, inbuilt wardrobe, radiator, oak panelled door.

FAMILY BATHROOM | The bathroom is fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin set into vanity unit, frosted double glazed window, extractor fan, radiator, tiled floor, oak panelled door.

UTILITY / BOOT ROOM | Fitted with a range of modern white units with laminate worktops over, inset sink unit, space for washing machine and tumble dryer, space for full height fridge/freezer, cupboard housing Worcester gas boiler, cupboard housing consumer unit and meters, tall larder cupboard, radiator, double glazed door and window opening to the rear garden, tiled floor.

OUTSIDE

FRONT | The property is set back from the lane and is approached via a five-bar vehicular gate which opens onto an extensive driveway with capacity for parking several vehicles. The driveway provides access to:

DETACHED GARAGE 16' x 16' 5" | Electric door, double glazed window, pedestrian door to side, power, and lighting.

WRAP AROUND GARDENS | This family home is surrounded by delightful, well-maintained gardens which encircle the house. The property enjoys a superb vista across the valley towards Llangattock Hillside and a perfect South-West orientation across its rear garden. An extensive paved patio over its rear garden. An extensive paved patio across the width of the house provides an excellent outdoor seating area and opens onto a lawned garden which has been landscaped with pathways interspersing the lawn, complemented by shaped flowerbed borders brimming with an abundance of flora and shrubbery adding both structure and areas of interest to this pretty garden.

There is gated access to one side of the garden to the front which gives a convenient disembarking route from car to the utility room whilst to the other side of the property, the garden envelops around the house to the front and hosts a number of specimen trees.

AGENT NOTE

The property benefits from a substantial plot and the vendor had sought planning consent for a separate detached dwelling to be constructed in the grounds, details of which can be found on The Brecon Beacons National Park website on the planning portal under reference 19/17737/FUL. The application was later withdrawn by the vendor due to ongoing concerns by National Resources Wales about phosphate neutrality of new developments which the Agent understands is due for review in 2025. This does offer the opportunity, subject to consent, to create ancillary accommodation to suit.



GENERAL

Important Note | The ground floor of the property partially flooded once in 2020 as a result of an excessive storm in the area. The property has since been fitted with precautionary flood defence measures. Further information is available from the Agent.

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

Services | All mains services are connected. Solar panels provide a source of electricity.

Council Tax | Band F (Powys County Council)

EPC Rating | Band B

Viewing Strictly by appointment with the Agents

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

Reference AB221



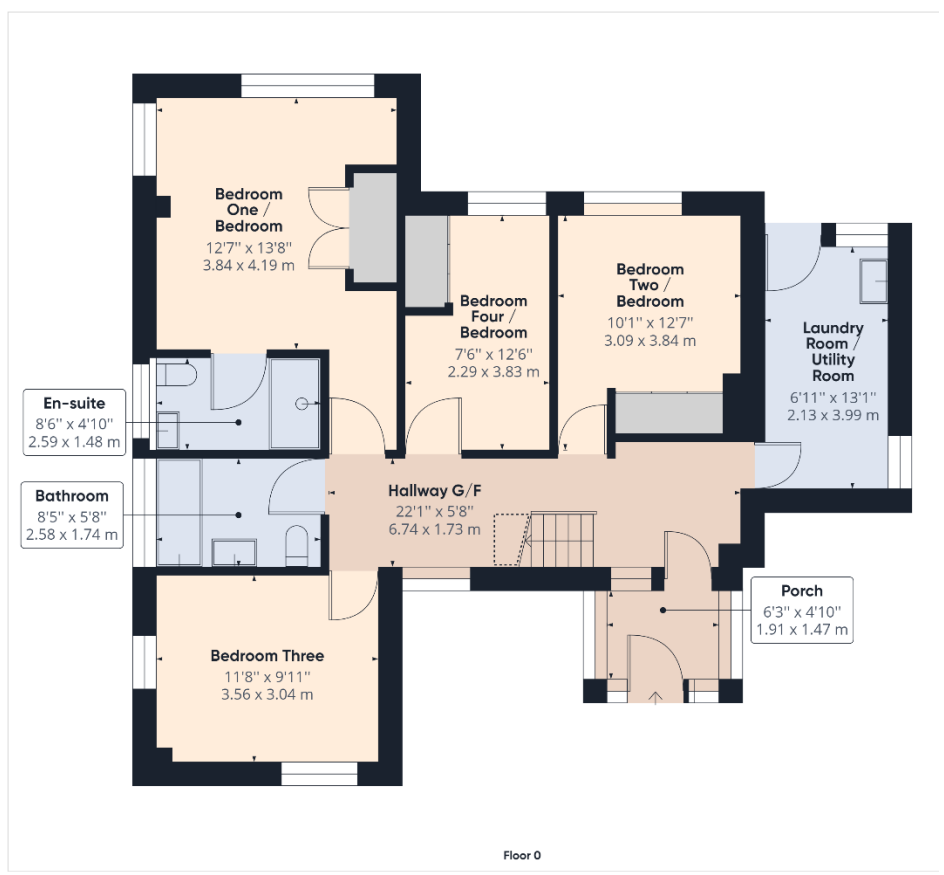






Floorplan

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Approximate total area⁽¹⁾	
1678.58 ft ²	
155.95 m ²	
Reduced headroom	
14.38 ft ²	
1.34 m ²	
<small>(1) Excluding balconies and terraces</small>	
<small>[] Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<small>GIRAFFE 360</small>	

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.