



Estate Agents

Taylor & Co

Abergavenny

Upper House Farm
Crickhowell, Powys NP8 1BZ

Asking Price
£550,000

Upper House Farm

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Four bedroomed, two bathroom family home in a popular and established community development close to the Courtyard and High Street
Traditional configuration with triple aspect living room with wood stove, open plan to study | Triple aspect kitchen/diner with hand built cabinets
Bathroom and shower room on each floor | Dual aspect principal bedroom with vaulted ceiling and mezzanine over
South facing partly walled garden | Off road parking
Views towards Llangattock Hillside and the Darren | Walking distance to primary and high schools | No onward chain

This four bedroomed, two bathroom, detached family home is immersed in the centre of Crickhowell's televillage, a small yet hugely popular community development, sought after for being just moments away from the vibrant Courtyard with its independent gym, yoga studio and cafe plus the internationally famous High Street, stuffed full of independent shops, cafes, and pubs, itself only a short stroll further distant. Praised for its design concepts and engagement with local craftspeople, homes on the development have been constructed using timber frames utilising local materials and this home features oak framed casement windows, hand built kitchen cabinets, wood flooring and panelled doors with latches, in addition to bespoke wall light points made by local potters.

Arranged with a traditional layout over two floors plus a mezzanine gallery to the principal bedroom, this charming family residence is entered via a large open hallway with a wooden staircase leading to the upper floor. The hallway opens into a triple aspect living room hosting a wood stove complemented by wood flooring and oak framed French style doors giving access into the garden. The living room is open plan to a study area which serves to enable a good deal of natural light to flow around the reception spaces. The triple aspect kitchen/diner also has French style doors to the garden with access to a patio and is fitted with bespoke units concealing appliances, including a deep fitted double door pantry unit, providing lots of useful storage space for gadgets and condiments.

On the first floor, the spacious dual aspect principal bedroom has a vaulted ceiling and a good range of inbuilt wardrobes. The mezzanine over this room currently does not have a fixed step way but could be suitable for different uses to suit. There are three other bedrooms, all of which have views over the surrounding hillside of the Bannau Brycheiniog or of the development. The bedrooms are served by a contemporary bathroom suite on the first floor in addition to a shower room on the ground floor. There is lots of storage around this family home including a deep understairs cupboard and a good size linen store on the first floor.

Outside, this family home is approached by a pretty flagstone paved area which provides off road parking for the house. A gate opens into a south facing partly stone walled garden which wraps around two sides of the property, incorporating a patio adjoining the kitchen with the remainder being lawned.

SITUATION | Crickhowell is a vibrant and historical small market 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, a local community hall and a church. The area is well served by favoured schools for all ages and is very popular with young families as well 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 HALL | Solid wood stable style entrance door with inset glazed courtesy pane, staircase to the first floor with solid wood newel posts, balustrades and treads, wood flooring, wall light points, deep understairs storage cupboard housing electricity consumer unit and providing a useful cloaks hanging space. The hallway is open to:

TRIPLE ASPECT LIVING ROOM | Oak framed double glazed casement window to the front and side aspects with views towards the Darren plus a set of oak French doors opening into the garden at the rear, wall light points, fireplace with brick surround on a stone flagged hearth with oak lintel over housing a

wood stove, radiator, wood flooring. The living room is open to:

STUDY | Oak framed double glazed casement window to the rear aspect overlooking the garden, wall light points, radiator, continued wood flooring.

From the hallway, a latched door opens into:

TRIPLE ASPECT KITCHEN / DINER | The kitchen is fitted with a range of hand crafted bespoke cabinets in a solid wood finish with matching door furniture to include base units and a tall double door pantry cupboard, all complemented by solid wood worktops with matching upstands to include an inset ceramic sink unit with mixer tap, cooker unit fitted into a hand crafted wood frame with inset four ring hob over and inbuilt double oven with grill beneath. The kitchen cupboards provide a washing machine and dishwasher, plus an integrated recycling bin drawer and a tall integrated fridge/freezer unit, oak framed double glazed casement windows to the front and side aspects, oak framed French doors opening into the garden, wall light points, radiator, dining space, wooden flooring.

From the hallway, a latched door opens into:

GROUND FLOOR SHOWER ROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer, wash hand basin, lavatory, extractor fan, wood flooring, ladder towel radiator, wall lights.

FIRST FLOOR

LANDING | Oak framed double glazed casement window to the front aspect over the stairwell, wall light point, deep airing cupboard with latched double doors housing a gas central heating boiler (installed 2000, last serviced April 2024).

DUAL ASPECT BEDROOM ONE WITH VAULTED CEILING AND MEZZANINE OVER | Oak framed double glazed arched casement window to the rear with an outlook towards Llangattock Hillside, further window to the side, inbuilt wardrobes, **mezzanine area** with window.

BEDROOM TWO | Oak framed double glazed casement window to the side aspect with views towards Dardy and Llangattock Hillside, wall light point, radiator.

DUAL ASPECT BEDROOM THREE | Oak framed double glazed arched casement window to the front and further window to the side with an outlook towards the courtyard fountain, radiator.

BEDROOM FOUR | Oak framed double glazed casement window to the side with a view towards Llangattock Hillside, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower attachment, wash hand basin set into vanity unit with wooden cosmetic counter over, lavatory, ladder towel radiator, wall light point, wooden floors, double glazed casement window.

OUTSIDE

One of the features of the development is the priority given to pedestrians with pathways leading a central fountain for the homes within this community. The property is approached via a stone flagged driveway with planting to either side leading to the front door. Side access to the rear garden.

SOUTH FACING PARTLY WALLED REAR GARDEN | This partly walled garden enjoys a south facing aspect and has a stone flagged patio adjoining the kitchen/diner. The remainder of the garden is lawned and wraps around two sides of the house.

GENERAL

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

Services | Mains water, electric, gas and drainage are connected to the property.

Council Tax | Band G (Powys County Council)

EPC Rating | Band C

Flood Risk | No recorded flood risk from rivers or surface water according to Natural Resources Wales. See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number WA952492. There are restrictive covenants associated with the property, for further details, speak to the Agent. Pedestrian right of way over driveway belonging to this property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.
See <https://www.beacons-mpa.gov.uk/planning/applications/applications-online/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

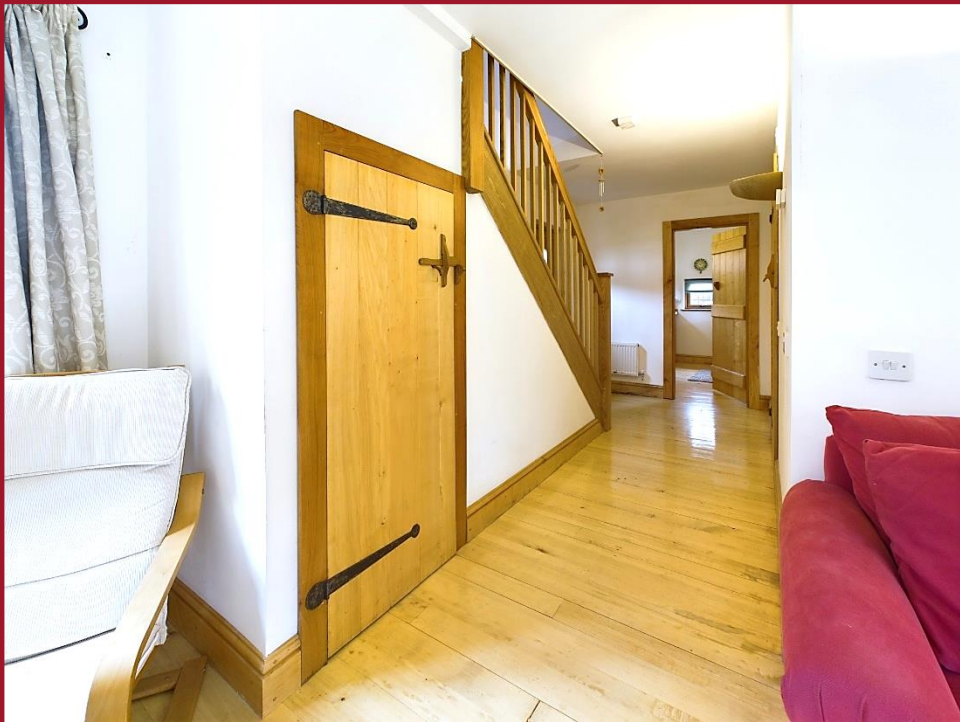
Mobile network | **Example** 02, Three, EE, Vodafone provide indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
T 01873 564424
E abergavenny@taylorandcoproperty.co.uk

Reference AB337





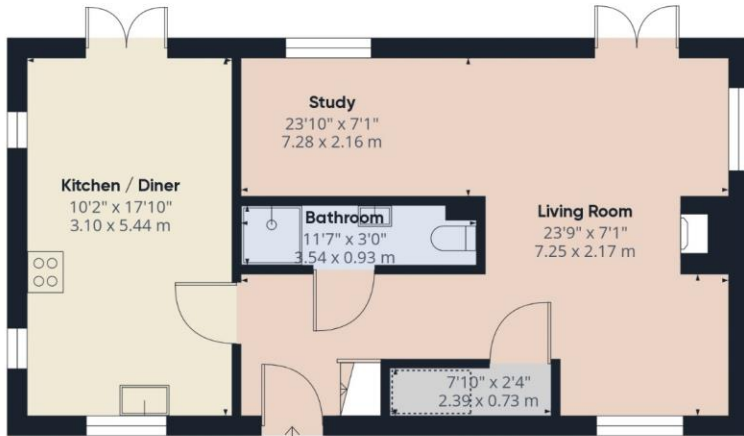




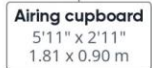
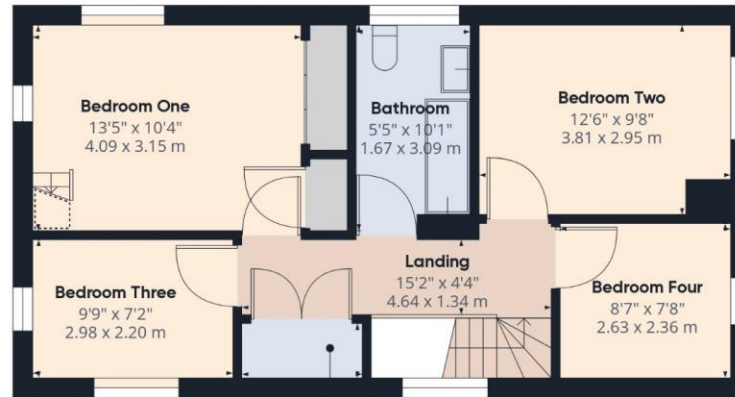


Floorplan

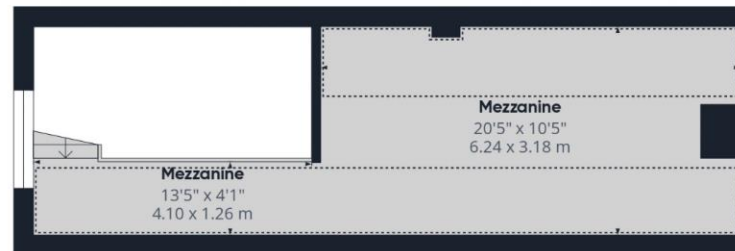
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Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾
 1412.43 ft²
 131.22 m²

Reduced headroom
 195.58 ft²
 18.17 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.

GIRAFFE360

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.