



Estate Agents

Taylor & Co

Abergavenny

Llanbedr

Crickhowell NP8 1SR

Asking Price
£750,000

Llanbedr

Crickhowell, Powys NP8 1SR



Four bedroom, four bathroom, family residence in a village setting, sitting in glorious south facing gardens affording splendid views of the Black Mountains
Period property with a tasteful design boasting a contemporary presentation and quality fitments throughout
Flexible configuration with bedrooms & bathrooms on both floors
Two reception rooms | Kitchen/breakfast room with oak cabinets & island unit | Utility room & separate pantry | Three en-suite bedrooms & cloakroom
Detached annexe with shower room and kitchenette used a home office but would suit other residential uses
Energy efficient home with solar panels and double glazed windows | Off road parking to either side of house

This unusual four bedroomed detached period residence presents with a modest frontage which belies its considerable and extensive, modern interior. Sitting alongside a village lane in the popular setting of Llanbedr, just two miles from the market town of Crickhowell, this family home is aptly named after the artist William Maliphant who once resided in the property when it was a humbler abode. Creatively and imaginatively re-designed over several years, this family home is now a substantial contemporary property of about 2269 sqft / 210 sqm and affords glorious breath-taking views over its expansive south facing sun terrace towards the Black Mountains of the Bannau Brycheiniog beyond.

Many of the rooms in this home are dual or triple aspect and all have fabulous views over the garden and surrounding countryside. The reception rooms and kitchen, together with the utility room all have doors to the outside for ease of access to the gardens which are central to this family home. Entered via a hallway which opens into a dual aspect kitchen/breakfast room fitted with oak cabinets and an island unit, this home keeps on giving as you walk through it. The kitchen leads to generously sized yet comfortable reception rooms, the dining and living rooms, which are connected by a large tunnel fireplace and open onto a south facing sun terrace.

For bedroom accommodation, there are rooms on both floors with two separate staircases providing access to a split first floor. Three bedrooms are en-suite including the ground floor bedroom which could equally be used as a sitting room to suit. For those seeking a home/office, gym or guest accommodation, there is a detached annexe in the garden which has a shower room and a kitchenette.

SITUATION | Llanbedr is a small village situated approximately two miles from the larger market town of Crickhowell in the Bannau Brycheiniog National Park, an area which is popular with walkers and cyclists and a sought after region for home relocation, tourism, and visitors. Llanbedr has an active village community with events taking place in the village hall which provides a great space for leisure and entertainment activities.

The village has its own pub, the Red Lion, which provides a welcome respite from the many walks that this scenic area has to offer, in addition to the Dragons Head, in the neighbouring village of Llangenny. For a slice of history and heritage, the local church of St Peter is home to a yew tree believed to be about 3,000 years old.

For shopping and schooling, head over by car or by foot to Crickhowell which is a vibrant and historic small town, sitting alongside the River Usk. The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, award-winning independent book shop which attracts 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 having an active senior community with many societies, clubs, choral society, and a thriving U3A. For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is about 7 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 HALLWAY | Solid hardwood entrance door, radiator, tiled floor.

CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window, radiator, large inbuilt cloaks storage cupboard to one wall, tiled floor.

From the hallway, a door opens into:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The hub of this family home, this dual aspect kitchen offers great views over its south facing sun terrace and garden towards the countryside beyond through double glazed windows to the rear and side aspects and French doors opening into the garden. The kitchen is fitted with a comprehensive range of oak cabinets with brushed chrome door furniture to include standard and deep pan soft close drawers plus a central island unit with breakfast bar seating, contrasting laminate worktops with matching upstands and over counter lighting, inset composite sink unit with mixer tap, inset four ring Baumatic electric hob with supplementary two ring Neff gas hob to side and extractor hood above, eye level Neff fan assisted oven with Neff combination/microwave oven above, integrated dishwasher, space for full height fridge/freezer with cookery book shelving above. Tiled flooring to the kitchen area complemented by oak flooring to the breakfast seating area, inset spotlights, radiator. Door to:

UTILITY ROOM | Fitted with shaker style units with corner display shelving and inbuilt wine rack, inset sink unit, double glazed window to the rear, space for washing machine and tumble dryer, floor standing Worcester Greenstar oil fired boiler (installed approx. 15 years ago), stable style door to the garden, tiled floor, extractor fan, radiator. **PANTRY** | Frosted double glazed window, fitted cabinets to one wall, space for tall fridge, tiled floor.

From the kitchen, a step leads up to:

DUAL ASPECT DINING ROOM | This impressive dining and entertaining space has a large double glazed picture window to the side aspect plus a double glazed window to the front offering hillside views, both fitted with integrated blinds, substantial tunnel fireplace open to the living room with an exposed stone chimney breast and oak lintel over, slate hearth and stone walling to the side, inbuilt shelving to one wall, staircase to bedroom suite, two radiators. From the dining room, an archway opens into:

REAR LOBBY | Double glazed door to the garden with courtesy windows to either side opening onto a sun terrace, in-built storage cupboard, slate tiled floor. A door opens into:

LIVING ROOM | Bay window with full height and width double glazed French doors with double glazed doors to either side opening onto a south facing sun terrace at the rear, double glazed picture window to the front with an outlook towards Table Mountain. Tunnel fireplace with attractive stone surround and oak lintel above on a stone flagged hearth, parquet flooring, staircase to the first floor. A door opens into:

SITTING ROOM / GROUND FLOOR BEDROOM FOUR | Double glazed tri-fold doors open onto a sun terrace with an outlook over the garden to the hillside beyond, radiator. An archway leads into a lobby area with door to:

SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower within, lavatory, wash hand basin, frosted double glazed window, ladder towel radiator, extractor fan, tiled floor.

From the living room a staircase leads to :

FIRST FLOOR

LANDING | Loft access and double glazed window to the rear offering a view over the garden to the hillside beyond.

DUAL ASPECT PRINCIPAL BEDROOM SUITE | Wood framed double glazed doors with windows to either side open onto a covered balcony affording a super view over the garden towards the Sugar Loaf beyond, two Velux windows to the front give countryside views towards Pen Cerrig-Calch, radiator. Door to:

EN-SUITE SHOWER ROOM | Fitted with a striking contemporary suite to include a walk-in programmable shower with ceiling mounted rainfall shower over plus supplementary handheld shower unit, his n hers stand-alone circular sink units with individual freestanding taps to the side fitted on a cosmetic counter with shelving beneath and illuminated mirror above, frosted double glazed window, inset spotlights, inbuilt towel shelving.

DUAL ASPECT BEDROOM THREE | Broad double glazed window offering a view across the garden towards the Sugar Loaf, Velux window to the front with an outlook over the surrounding countryside towards Pen Cerrig-Calch, radiator.

From the dining room, a separate staircase leads up to:

DUAL ASPECT BEDROOM TWO | Double glazed windows to the side and rear aspects offering a delightful outlook over the gardens and the village lane, loft access, radiator.

BATHROOM | Fitted with a white suite to include a panelled bath with overhead electric shower unit, lavatory, wash hand basin, frosted double glazed window, radiator.

DETACHED ANNEXE WITH KITCHENETTE & SHOWER ROOM

Accessed from the rear garden and built in 2013, the annexe is detached from the principal accommodation and is currently used as a home office but could equally function as a guest suite, home gym or other residential purpose to suit. Dual aspect, the main room in the annexe is fitted with oak flooring and is bathed in light from double glazed French doors with windows to either side opening into the garden, in addition to a window at the rear, two ceiling Velux roof lights and inset ceiling spotlights. The annexe is heated via a wood stove on a slate hearth, supplemented by a radiator. An archway opens into a small **kitchenette** area fitted with wall and base level units with laminate worktops over and an inset sink unit and continued oak flooring. Door to **shower room** fitted with a white suite comprising a shower cubicle, lavatory, wash hand basin, frosted double glazed window, ladder towel radiator.

OUTSIDE

FRONT | The property is set back from the village road and is approached via an enclosed garden forecourt. The property has parking to either side on block paved driveways. External lighting, water tap, gated access to the rear.

SOUTH FACING REAR GARDEN WITH SUN TERRACE AND VEGETABLE GARDEN | A gardener's dream, this south facing garden is a particular feature of the property and encompasses a large, paved sun terrace which adjoins the back of the house providing an excellent spot for taking in the view towards the Sugar Loaf. The extensive manicured garden has been beautifully landscaped with an appealing design of shaped flowerbed borders brimming over with an abundance of perennials and herbaceous shrubbery alongside traditional cottage planting of blooming flowers and foliage supplemented by roses, honeysuckle, azalea, clematis, rhododendron, camellia and wisteria to name just a few. The low level planting is enhanced by a selection of specimen trees including a central magnolia tree, horse chestnut, and mature apple trees which provide structure to the design and welcome shade from the summer sun. Gravelled pathways adjoin the large lawned garden with a pathway leading to a superb home built wood fired **pizza oven** fitted on a stone surround with a chimney flue above. The path leads to an impressive, enclosed **vegetable garden** at the rear arranged with a combination of raised boxes and ground level vegetable frames currently stocked with a good variety of fruit bushes, rhubarb, asparagus, potatoes and beans. A greenhouse hosts a fruitful vine, in addition to a plum tree planted in the garden.

GENERAL

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

Services | Mains water, drainage and electricity are connected to the property. Oil central heating. The property has a GivEnergy solar power system (installed in 2022) providing a maximum 6kW output: 15 solar photo voltaic panels are fitted to the rear roof, with an inverter and storage batteries fitted in the loft enabling spare capacity to be exported to the National Grid.

Council Tax | Band F (Powys County Council)

EPC Rating | Band C

Flood Risk | No 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 CYM258653. The Agent is not aware of any restrictive covenants associated with the property.

Local planning developments | The property has been altered since its original first build. Undertaken by the current owners: in 2008, a single storey extension was added to create a larger kitchen in addition to a utility room and cloakroom. The annexe, completed in 2013, stands on the site of a former wooden garage/outbuilding. See Brecon Beacons National Park planning under references 10/04459/FUL and 07/01262/FUL. The property has been the subject of alteration prior to the current owners' occupation, approximately 20 years ago.

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

Broadband | The house currently has fibre to the property.
See <https://www.openreach.com/fibre-checker>

Mobile network | Outdoor coverage is likely for EE, Three, Vodafone and O2. For indoor, EE has likely coverage, Three has no coverage and Vodafone & O2 have limited coverage.
See <https://checker.ofcom.org.uk/>

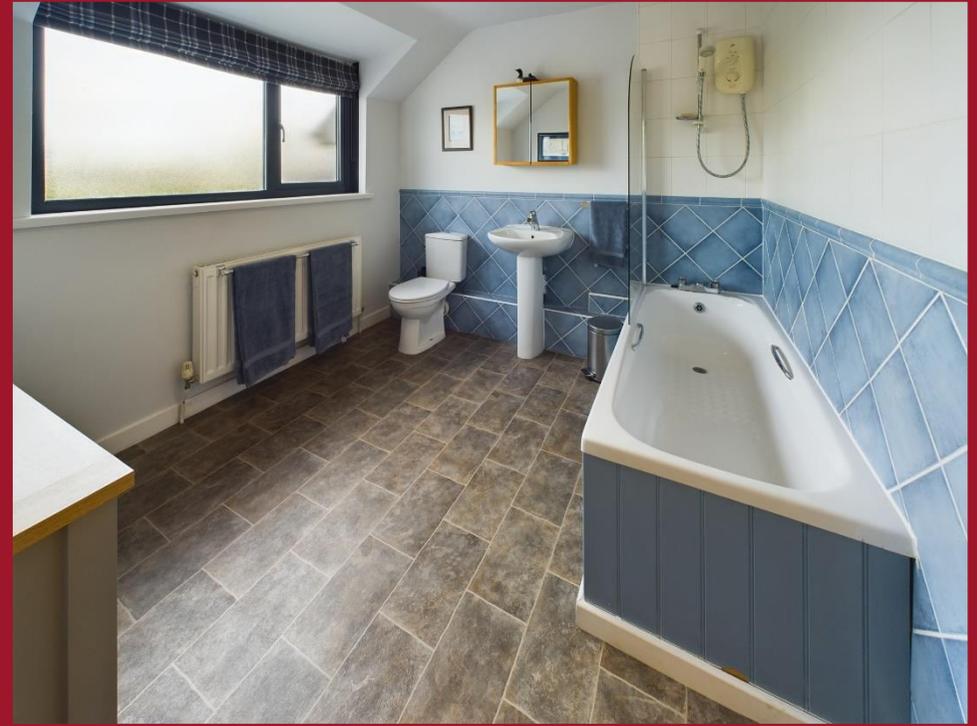
Viewing Strictly by appointment with the Agents

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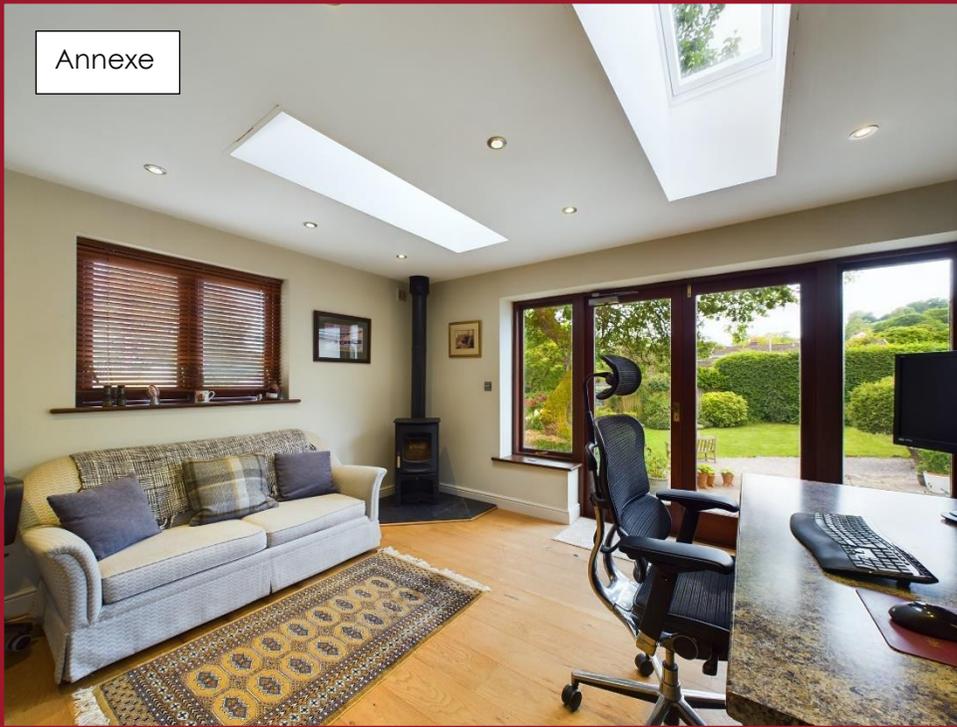
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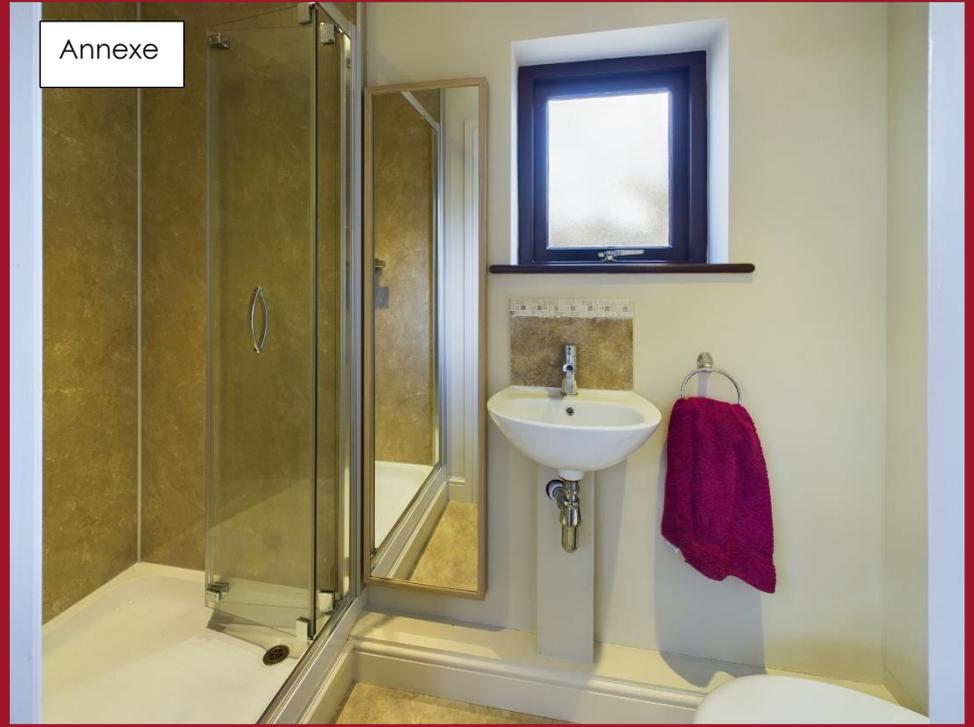




Annexe

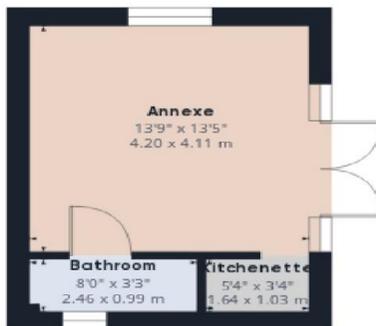
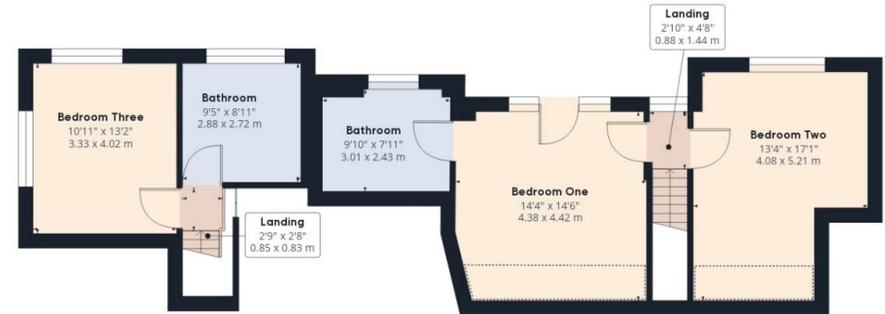


Annexe



Floorplan

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Approximate total area⁽¹⁾

2269.71 ft²
210.86 m²

Reduced headroom

82.62 ft²
7.68 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.