

Estate Agents

Taylor & Co

Abergavenny

New Road

Crickhowell, Abergavenny NP8 1AY

Guide Price  
£300,000



# New Road

## Crickhowell, Powys, NP8 1AY

### FOR SALE BY MODERN AUCTION | SUBJECT TO RESERVE PRICE AND RESERVATION FEE

Substantial property of about 4,800 sq ft, arranged over four floors | Currently used as a holiday home but suitable for a variety of uses, subject to planning consent  
34' games room with toilet facilities | Eight bedrooms, four with en-suite facilities | Two bath/shower rooms | 54' triple aspect open plan sitting/dining/snug room  
Impressive elevated views of the surrounding hillside from the top floor | Dual aspect kitchen | Cellar

Located in the heart of the Brecon Beacon's National Park yet just 6 miles from the internationally famous market town of Abergavenny

Walking distance of highly regarded primary & secondary schools, doctor & dentist surgeries | Wealth of gastro pubs, eateries & bistros nearby | Parking for 1-2 vehicles

This property is for sale by Modern Method of Auction by Iamsold LTD. Arranged over four floors, this substantial property of approximately 4,800 square feet is regarded locally as an iconic landmark in the picturesque market town of Crickhowell in the Brecon Beacons National Park. The internationally famous high street with its plethora of cafes, independent shops and boutiques is within walking distance, as are a popular primary and high school. Currently used as a holiday home by the same family for over 20 years, this attractive former Malt House which pre-dates 1830, has according to historical research, had several guises over its long history including as a flannel mill, a blacksmiths and farrier and then latterly as a commercial premises for a number of different businesses.

Much loved by its owners, this cherished home has been utilised by them and their extended family as a great place to holiday and spend time together and given its size and scope, it has comfortably housed them all with ease. Whilst not originally planned with four floors, the later floors were added some time in the 1960's, the property offers sizeable accommodation. Entered through double wrought iron gates, the ground floor has a 34' games room with two toilet facilities and a small utility space, accessed by a large reception hallway. To the first floor, there are five rooms, four of which are used as bedrooms, with one en-suite plus a modern shower room.

There are three further double bedrooms to the second floor, all served by en-suites, together with a four piece bathroom suite. The reception accommodation is on the top floor of the property and being triple aspect with seven windows, is filled with light and commands impressive views across the Usk Valley, taking in the Usk River bridge, Llangattock Hillside, the Darren and Table Mountain. This superb open plan 54' room hosts sitting, dining and snug areas and leads to a dual aspect kitchen.

There are two staircases to either end of the property, one of which serves as a fire escape, in addition to a two chamber cellar. The outside space is limited to a parking area to the front and whilst there is no garden, Bullpit Meadow is just steps away with a range of countryside walks and leisure pursuits in abundance nearby.

This property is offered to the market with the benefit of no onward chain and the flexibility, subject to planning consent, for different uses including as a primary residence or second home, a commercial premises, or a blend of the two for buyers seeking a home with an inbuilt business opportunity.

**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 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.

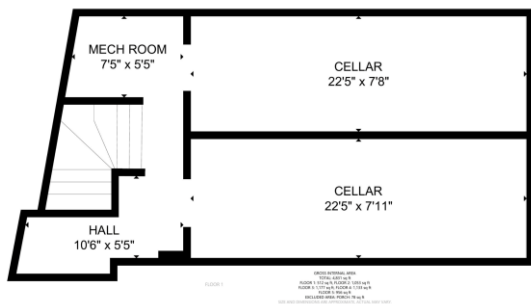
The town has its own cinema and leisure centre as well as several eateries for evening entertainment. The railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

#### **ACCOMMODATION**

**STORM PORCH** | Tiled floor, security lighting, a set of double doors plus a further door opening into the reception hallway. Plant cupboard housing electricity consumer unit.

**ENTRANCE LOBBY** | Cloaks hanging cupboard, open to:  
**RECEPTION HALLWAY** | A spacious welcoming hallway with tiled floor and staircase to the upper floors. Door leading to:

**FAMILY GAMES ROOM** | Suitable for a variety of uses and currently used as a games room with heating, lighting and power, **two separate WC's** with wash basins, **utility cupboard** with sink unit plus space for a washing machine and tumble dryer, under stairs storage cupboard, dumb waiter (not in use), door to rear fire exit and escape staircase to the upper floors, access to a large two chamber **cellar** (see below).



### FIRST FLOOR

Approached via staircases to either end of the landing, boiler cupboard housing a Vaillant gas central heating boiler with hot water tank.

**DOUBLE BEDROOM** | Casement window, fitted wardrobes, dressing table, radiator. **EN-SUITE** Lavatory, wash hand basin.

**DOUBLE BEDROOM** | Casement window, inbuilt wardrobe, radiator.

**SINGLE BEDROOM** | Casement window with view towards the Darren and Table Mountain, fitted wardrobe, radiator.

**SINGLE BEDROOM** | Casement window with views towards the Darren and Table Mountain, fitted wardrobes, radiator.

**DOUBLE BEDROOM / SITTING ROOM** | Two casement windows with views towards the Usk River bridge and Llangattock Hillside beyond, radiator, inbuilt cupboard/wardrobe.

**FAMILY SHOWER ROOM** | Corner shower cubicle, lavatory, wash hand basin, ladder towel radiator, extractor fan.

### SECOND FLOOR

A spacious landing with a casement window affording views towards the river bridge and Llangattock Hillside beyond, linen cupboard, radiator, staircase to either end of the landing.

**DOUBLE BEDROOM** | Casement window with views towards the Darren and Table Mountain. **EN-SUITE** Lavatory, wash hand basin, towel rail.

**DOUBLE BEDROOM** | Casement window with views towards the Darren and Table Mountain. **EN-SUITE** Lavatory, wash hand basin, radiator.

**DOUBLE BEDROOM** | Casement window with views towards the Darren and Table Mountain, fitted wardrobe, radiator. **EN-SUITE** Shower cubicle, wash hand basin, lavatory, radiator.

**FAMILY BATHROOM** | A four piece suite to include a corner bath, shower cubicle, lavatory, wash hand basin, ladder towel radiator, supplementary radiator.

### THIRD FLOOR

**TRIPLE ASPECT LOUNGE / DINER / FAMILY ROOM** | Providing stunning views across the surrounding countryside through a double glazed window to the front aspect looking towards the Darren, the River Usk and further field to Llangattock Hillside and Ffawyddog, supplemented by six velux windows to both side aspects enjoying long distance hillside views, two radiators plus two wall mounted electric heaters, eaves storage cupboard, staircase to either end of the room.

**KITCHEN** | Fitted with a range of cabinets, contrasting tiled worktops with inset sink unit, inset four ring Neff hob, eye level Zanussi oven and grill, space for undercounter fridge and separate freezer, space for dishwasher, tray space and cooking book shelving, double glazed window to the rear, velux window with a view towards Llangattock Hillside, extractor fan.

### OUTSIDE

Parking forecourt area to the front of the property. Please note that there is no garden.

### 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.

**Important Note** | We are advised that the ground floor had water ingress in 2020 because of an excessive storm in the area. Further information is available from the Agent.

**Council Tax** | Band F (Powys County Council)

**EPC Rating** | Band D

**Viewing Strictly by appointment with the Agents**

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

**Reference** AB234

### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### REFERRAL ARRANGEMENT

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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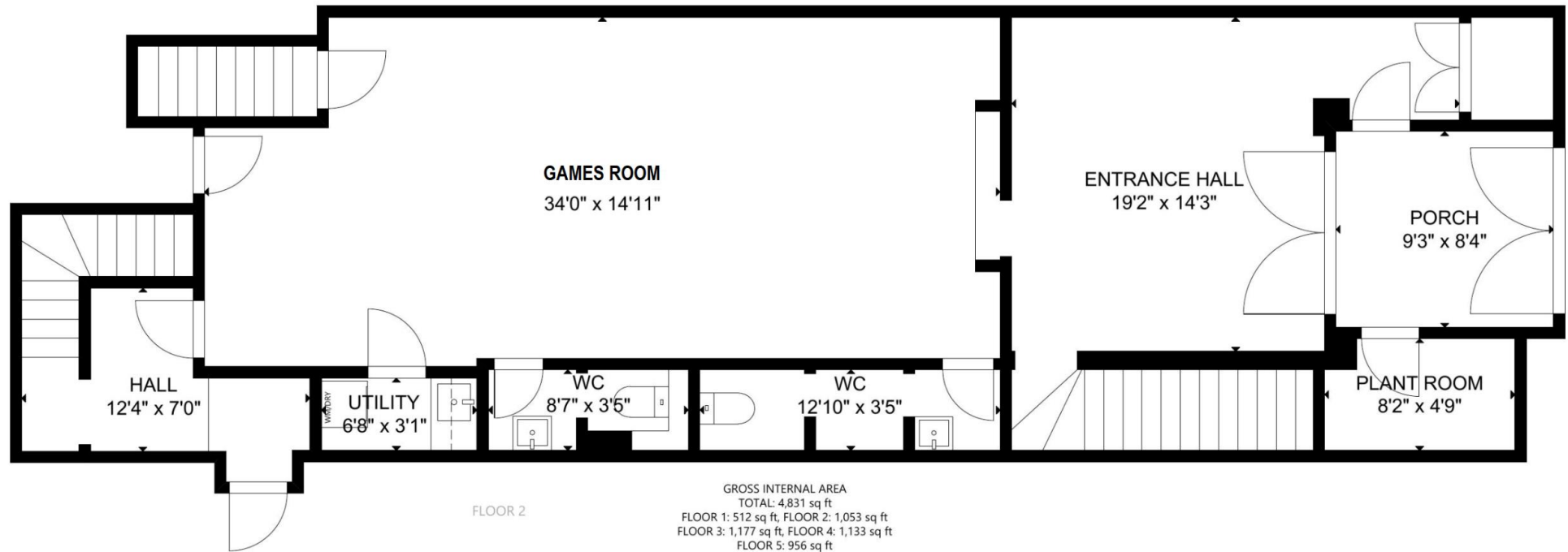


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FLOOR 2

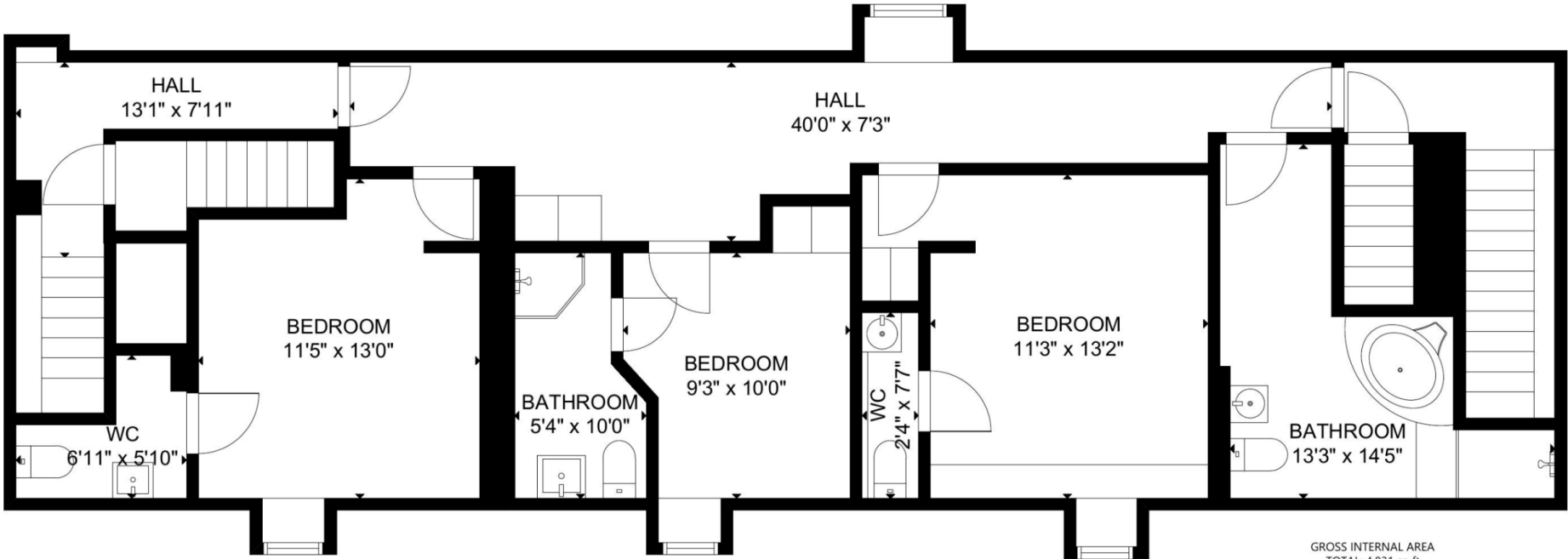
GROSS INTERNAL AREA  
TOTAL: 4,831 sq ft  
FLOOR 1: 512 sq ft, FLOOR 2: 1,053 sq ft  
FLOOR 3: 1,177 sq ft, FLOOR 4: 1,133 sq ft  
FLOOR 5: 956 sq ft  
EXCLUDED AREA: PORCH: 78 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

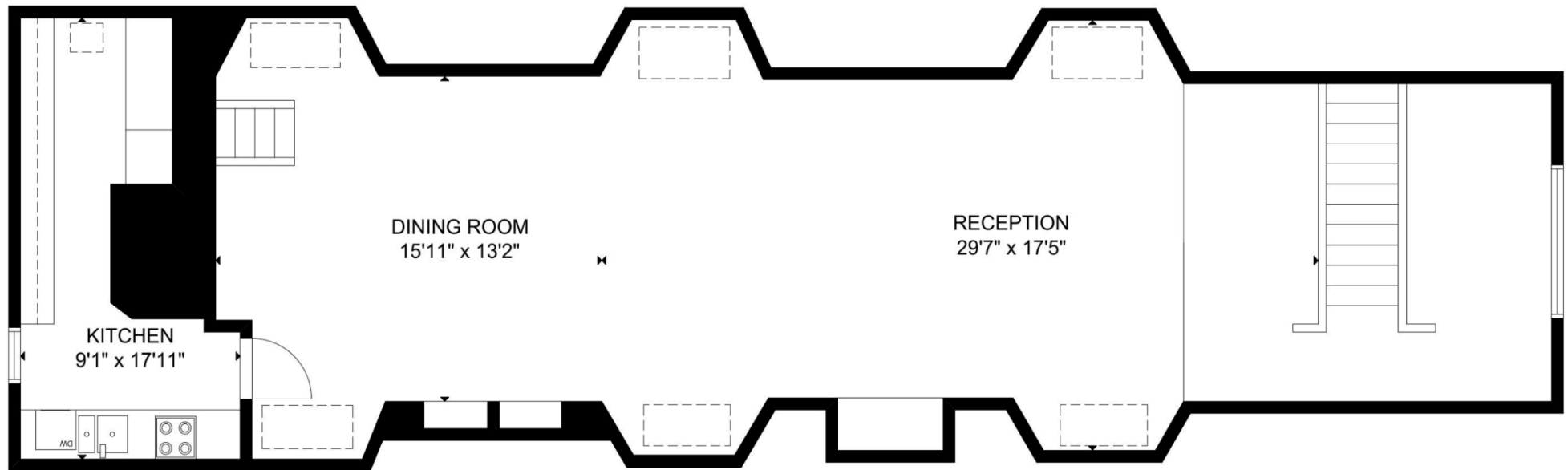
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FLOOR 5: 956 sq ft  
EXCLUDED AREA: PORCH: 78 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 4

GROSS INTERNAL AREA  
TOTAL: 4,831 sq ft  
FLOOR 1: 512 sq ft, FLOOR 2: 1,053 sq ft  
FLOOR 3: 1,177 sq ft, FLOOR 4: 1,133 sq ft  
FLOOR 5: 956 sq ft  
EXCLUDED AREA: PORCH: 78 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 5

GROSS INTERNAL AREA  
TOTAL: 4,831 sq ft  
FLOOR 1: 512 sq ft, FLOOR 2: 1,053 sq ft  
FLOOR 3: 1,177 sq ft, FLOOR 4: 1,133 sq ft  
FLOOR 5: 956 sq ft  
EXCLUDED AREA: PORCH: 78 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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.