



Estate Agents

Taylor & Co

Abergavenny

Dyffryn Cwannon  
Llangynidr NP8 1NU

Asking Price  
£495,000



# Dyffryn Crawnnon

## Llangynidr Powys NP8 1NU

Three bedroomed stone dressed detached period cottage | Rural position in the Bannau Brycheiniog National Park offering elevated countryside views  
Sitting in grounds of about ½ an acre featuring a garden terrace, specimen trees, fruit bushes and grassed pathways  
Two reception rooms with wood stoves | Dual aspect kitchen / diner | Utility room and ground floor cloakroom | First floor bathroom  
Period features and modern enhancements | Solar panels fuelling electric heating | Extensive off road parking  
Sought after tourist area favoured by families and retirees alike | Approximate distances: Llangynidr (3.5 miles), Crickhowell (7.5 miles), Abergavenny (15.5 miles) and Brecon (13.5 miles)

This charming three bedroomed stone dressed detached period cottage sits in grounds of about ½ acre in a splendid rural position just over 3 miles from the village of Llangynidr in the Bannau Brycheiniog (Brecon Beacons) National Park. A former farmhouse, this extended cottage occupies an elevated position and enjoys countryside views across the valley towards the hills beyond. This extended family home has been the subject of a recent sympathetic upgrade most befitting of its heritage and location which has included the fitting of a new roof, windows, improved insulation and solar panels which together with its private drainage and spring water supply make this an almost self-sufficient, energy efficient home.

Offering comfortable accommodation over two floors, internally the cottage has retained character features such as original ceiling hooks, exposed stone walling and some beams, which sit beautifully alongside more modern enhancements. This country residence has two good size reception rooms both of which are fuelled by Burley wood stoves, in addition to a warmly inviting and cosy dual aspect kitchen / diner which has space for a large Range cooker. The ground floor configuration is perfectly suited to those seeking a rural idyll yet with good broadband connectivity to support working from home as this is supplied by a local community scheme. The kitchen opens to a utility room with a useful cloakroom off with access to the outside from both reception rooms and a rear lobby for ease of access to the garden. Upstairs, the three bedrooms offer elevated views over the surrounding countryside. The spacious first floor bathroom is fitted with a contemporary white suite.

The gardens and grounds of this country home are a real gardener's delight. Grassed pathways surround the cottage with its gently sloping plot encompassing a broad stone terrace at the front and a paved seating area to the

side. This natural garden is thriving with specimen trees and fruit bushes aplenty with ample storage available for muddy boots, bikes and garden implements in an attached garden store plus a small stone outbuilding currently used to house chickens.

Although in a rural position, the cottage is accessed via a direct village road to Llangynidr and the school bus provides a service from this road to Llangynidr primary school and then linking to the high school in Crickhowell too.

**SITUATION** | Llangynidr is a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Bannau Brycheiniog National Park yet with access to a good range of services and local amenities. Facilities include a village shop, post office and café, the Walnut Tree Stores and Café, children's playground, tennis courts and a football pitch, a village hall, parish church, and The Coach & Horses and Red Lion public houses. The area is served by Llangynidr Primary School and is currently in the catchment of Crickhowell High School with other schools located in the nearby towns of Abergavenny and Brecon. Private education can be found in Brecon and Monmouth.

The area is renowned for its walks, especially along the Monmouthshire & Brecon Canal which runs alongside the village and for the more adventurous, the many mountains of the Bannau Brycheiniog are all close by, including the famous Pen y Fan, the highest peak in Southern Britain, giving spectacular views across the region.

For more comprehensive shopping and leisure facilities, the historic town of Crickhowell is approximately 4 miles away, whilst the larger market towns of Abergavenny (12 miles)

and Brecon (10 miles) are also within easy reach. Crickhowell with its high street of independent shops is highly regarded amongst the walking community, attracting both outdoor sports enthusiasts and tourists alike.

Abergavenny offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants.

Culturally important, the wider area is host to local events of national and international significance include the Abergavenny Food Festival, the Green Man music festival and the Hay Festival of Literature. Crickhowell also has an annual Walking Festival and Literature Festival. A highpoint of the annual calendar in the village must be its annual agricultural show in the summer with many craft stalls and outdoor displays taking part attracting hundreds of visitors. Other regular events including a monthly Farmers' Market which takes place throughout the year. Local information is available at the CRIC centre in Crickhowell, or interested parties can refer to [www.visitcrickhowell.co.uk](http://www.visitcrickhowell.co.uk).

### ACCOMMODATION

**ENTRANCE PORCH** | Latched door, exposed stone walling, double glazed window to the front, tiled floor, wall light point, cloaks hanging space. Solar panel control unit. A glazed door opens into:

**LIVING ROOM** | Two double glazed windows to the front aspect with hillside views, painted stone walling, fireplace housing a Burley wood stove on a stone flagged hearth, wall light points, original ceiling hooks, electric radiator, wood style laminate flooring, staircase to the first floor. A partly glazed oak panelled door opens into:

**DUAL ASPECT SITTING ROOM** | Double glazed windows to both side aspects with views over the garden, double glazed door opening to the outside, inset spotlights, Burley wood stove, oak flooring.

**From the living room, a door opens into:**

**DUAL ASPECT KITCHEN / DINER** | Double glazed windows to the front and rear aspects with hillside views. The kitchen is fitted with base cabinets to one wall with solid wood worktops over, inset contemporary butler style sink, space for dishwasher and under counter fridge, space for range style cooker currently housing an Everhot Range cooker, painted stone walling to one wall, ladder cupboard, tiled floor. A partly glazed panelled door opens into:

**REAR LOBBY** | Double glazed stable style door opening into the garden, cloaks hanging space, tiled floor. Open to:

**UTILITY ROOM** | Double glazed window to the side aspect, worktop with inset sink unit, space for washing machine and freezer, cloaks hanging space, electric radiator, tiled floor, latched door to:

**CLOAKROOM** | Lavatory, tiled floor.

## **FIRST FLOOR**

**LANDING** | Velux skylight, wall light point, exposed beams.

**BEDROOM ONE** | Double glazed window to the side aspect with hillside views, electric radiator, latched door.

**BEDROOM TWO** | Double glazed window to the front aspect with hillside views, exposed wall beam, electric radiator, latched door.

**BEDROOM THREE** | Double glazed window to the front aspect with hillside views, ceiling beams, storage over the stairwell area, latched door.

**FAMILY BATHROOM** | Fitted with white suite to include a panelled bath with electric shower over, wash hand basin, lavatory, painted stone walling, loft access, ladder towel radiator, tiled floor, linen cupboard housing Rointe hot water cylinder with immersion

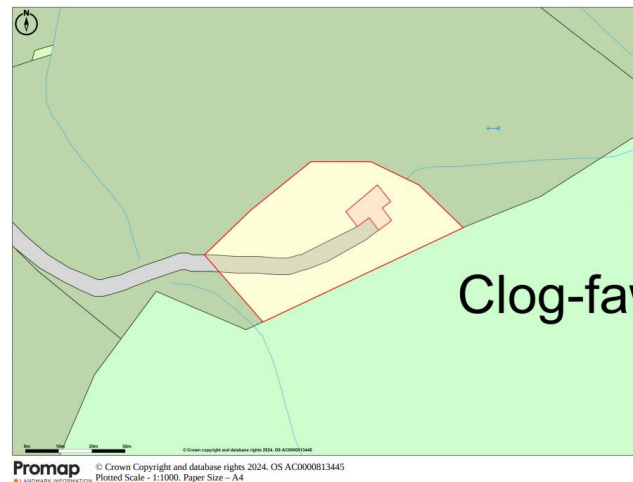
## **OUTSIDE**

The property is approached via a driveway over which it enjoys a right of access. The drive leads to a gate which provides private access to the property. The drive opens onto a large parking area with off road parking facilities for several vehicles. A sloping pathway from the parking area leads to the side and front of the property and to:

**GARDEN STORE (FORMERLY A GARAGE)** | Double access doors, lighting, battery pack for the solar panels, filtration system for the private water supply.

The grounds are a particular feature of the cottage, affording long distance views over the surrounding hills and countryside and encompass a paved patio which adjoins the cottage and provides and provides an excellent position from which to savour the rural positioning of this home.

This natural garden occupies a gently sloping plot with stone retaining walls and grassed pathways linking the different areas with a large stone garden terrace to the front of the cottage which provides an enviable and peaceful seating place. The large gardens are predominantly lawned and encircle the cottage and feature several specimen trees planted around the gardens including a sycamore, rowan, silver birch and an oak tree. A gardener's delight for fruit eaters, the garden is planted with damson trees, sloes, gooseberry, plum, apple and crab apple trees.



## **GENERAL**

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

**Services** | Mains electricity, private drainage (via septic tank) and private spring water supply. The property has a solar power system fitted to the rear roof (installed in 2022) with battery pack and inverter located in the garden storeroom enabling spare capacity to be exported to the National Grid.

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

**EPC Rating** | Band F

**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 WA952374. There are restrictive covenants associated with the property. The property has a right of access from the village road on a drive across an agricultural field to enter its own private driveway.

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

**Broadband** | Superfast and standard broadband supplied by a community scheme. See <https://www.openreach.com/fibre-checker>

**Mobile network** | Limited indoor coverage See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**  
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**Reference** AB373





















# Floorplan

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## Approximate total area<sup>(1)</sup>

1326.22 ft<sup>2</sup>

123.21 m<sup>2</sup>

## Reduced headroom

13.35 ft<sup>2</sup>

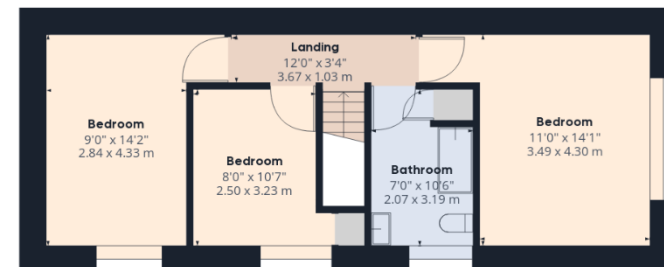
1.24 m<sup>2</sup>

(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.