



Dardy

Crickhowell, Powys NP8 1PS

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£499,950

Dardy

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Extensive hillside views over the Usk Valley towards the Black Mountains featuring Table Mountain, Pen Cerrig-calch, and the Sugar Loaf
Part stone dressed four / five bedroomed detached family home with a renovated interior | Lounge / Diner | Second reception / home office / ground floor bedroom
Kitchen / breakfast room | Utility room | Ground floor shower room and first floor bathroom
Landscaped gardens with splendid views | Off road parking and enclosed carport / garden store
Located in the Bannau Brycheiniog – Brecon Beacons – National Park | Walking distance to the Monmouthshire & Brecon Canal
Country walks, schooling for all ages & Crickhowell high street all close-by | No forward chain | Abergavenny approximately 7 miles

This attractive and generously proportioned four / five bedroomed, detached period cottage dates from about 1800, appearing on the 1840 tithe map when it was two cottages, making the property one of the oldest buildings in the hamlet of Dardy which is just across the river bridge from the pretty market town of Crickhowell in the Bannau Brycheiniog – Brecon Beacons – National Park. Beautifully and sympathetically renovated by the current owners both outside and in, this charming cottage enjoys outstanding long distance views over the Usk Valley towards the Black Mountains beyond and will appeal to buyers seeking a semi-rural idyll that is positioned only a few moments away from shops, schools and countryside walks.

The current owners have upgraded the cottage extensively, while retaining some of the original features and providing an attractive landscaped garden. A wall has been removed between the two original ground floor rooms to create the large Lounge / Diner, and a shower room has been added to the ground floor, along with new electrics, plumbing and other improvements. The enhancements have included complete redecoration to a style more like the original: the walls and ceilings would have been limewashed, and the floors would have been timber upstairs and stone flags on the ground floor. So, with a nod to its heritage, the walls are light and neutrally decorated and are contrasted beautifully alongside dark beams, and stone style tiled floors on the ground floor with exposed floorboards on the first floor.

The cottage has a spacious, light and airy feel to it as many of the rooms are dual aspect with several windows. The configuration is both flexible and appealing as there are bath / shower rooms on both floors, making this a good choice for buyers seeking guest or multi-generational spaces in their home. The four first floor bedrooms are served by a bathroom suite with both a shower and a bath,

whilst on the ground floor, a modern shower room with walk-in shower will appeal on your return from a muddy walk or equally provides facilities to the second reception room should this room be utilised as a fifth/guest bedroom or home office. The kitchen / breakfast room features a comprehensive range of cabinets with solid wood work tops and a central island unit and importantly for busy family life, the kitchen has a utility room adjoining it. Outside, the elevated garden has hillside views from which you can experience both the sunrise and sunset over the valley.

SITUATION | Dardy is a small parish located on the periphery of Llangattock, set amongst the stunning scenery of the Bannau Brycheiniog (Brecon Beacons) National Park alongside the banks of the River Usk with the popular market town of Crickhowell lying just across the river bridge. The Monmouthshire and Brecon Canal passes through Dardy and Llangattock which are both home to a thriving community and St Catwg's Church, which is believed to be one of the oldest churches in Wales, dating from the 6th Century.

Crickhowell and the surrounding villages are highly regarded amongst the walking community and are a haven for both walkers and tourists alike. The town is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, 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. Children enjoy the facilities of schools in both Llangattock and Crickhowell but do travel further afield to Christ College in Brecon and the Monmouth Haberdashers' schools which are easily accessible.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. 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. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Hereford, Cwmbran, and Cardiff.

ACCOMMODATION

DUAL ASPECT LOUNGE / DINER | Three double glazed windows to the front aspect with distant views towards Table Mountain and the Darren, further double glazed window to the rear, exposed ceiling beam, stone style tiled floor throughout, entrance door to the front. This spacious room comprises:

LOUNGE AREA | Exposed stone chimney breast housing a wood burner on a stone flagged hearth with curved Monmouthshire stone staircase (capped off) to the side, radiator. A step leads to a space that could be used as a

study area with continued stone style tiled floor, double glazed door to the rear garden, spot track to the ceiling.

DINING ROOM AREA | Exposed stone chimney breast housing a cast iron stove (chimney is capped off and no longer in use) with inbuilt cupboard to one side, staircase to the first floor, large understairs recess, radiator.

From the dining area, a latched door opens into:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | This contemporary kitchen is fitted with a range of wall and base cabinets with solid wood worktops to include glazed display cabinets, cupboards with inbuilt plate racks and open display and wicker basket shelving, free standing central island unit with matching kitchen cabinets and inbuilt wine racks and a solid wood worktop, inset one and half bowl ceramic sink, inset five ring Neff hob with central wok burner and extractor hood above, inbuilt eye level Neff double oven with grill, space for dishwasher, breakfast bar area, space for under counter fridge, three double glazed windows with slate sills to two sides offering views of Table Mountain and the Darren, inset ceiling spotlights, slate tiled floor, radiator. A latched door opens into:

UTILITY ROOM | Worktops with cupboards beneath, space for full height fridge/freezer, wall mounted Vaillant central heating boiler, space for washing machine, frosted double glazed courtesy window to the rear, inbuilt cloaks tall boy, tiled floor, latched door to:

SHOWER ROOM | Fitted with a white suite to include a walk in shower with rainfall shower head and supplementary hand-held shower attachment with glass shower screen, lavatory, wash hand basin, double glazed window to the side, trickle extractor fan, partly tiled walls, tiled floor, radiator.

From the utility room a latched door opens into:

SITTING ROOM / GUEST BEDROOM | Two double glazed windows to the front aspect with views towards Table Mountain and the Darren, skylight, tiled floor, radiator.

FIRST FLOOR

LANDING | Double glazed window to the rear aspect with exposed lintel over, exposed ceiling beams, linen cupboard.

BEDROOM ONE (Double) | Double glazed window to the front aspect with exposed lintel over and views across fields towards Pen Cerrig-calch, Table Mountain and the Darren, exposed ceiling beams, eaves storage cupboard, radiator, exposed floorboards, radiator, loft access, latched door.

BEDROOM TWO (Double) | Double glazed windows to the rear aspect with exposed lintel over, exposed ceiling beams, loft access, radiator, latched door.

DUAL ASPECT BEDROOM THREE (Single) | Double glazed windows to the front and side aspects with superb views of Pen Cerrig-calch, Table Mountain and the Darren, exposed ceiling beam, radiator, exposed floorboards, latched door.

BEDROOM FOUR (Single) | Double glazed window to the front aspect with views across fields towards Pen Cerrig-calch, Table Mountain and the Darren, exposed ceiling beams, radiator, exposed floorboards, latched door.

FAMILY BATHROOM | Fitted with a white suite to include a bath, separate shower cubicle with electric shower unit, wash hand basin, frosted double glazed window with exposed lintel over, exposed beams, ladder towel radiator, partly tiled walls, shaver point, trickle extractor fan, latched door.

SEPARATE WC | Lavatory, wash hand, frosted double glazed window with exposed lintel over, radiator.

OUTSIDE

GARDENS | The property is set back from the lane and is enclosed by a stone walled forecourt with a stone flagged pathway bordered by stone chippings. A driveway to the side of the house provides off road parking for up to two vehicles. The driveway fronts a **carport** which is now enclosed by timber doors and is a useful storeroom with a concrete floor, power and lighting. An internal door opens into a **wood store** with lighting, concrete floor.

A set of steps with a tiered stone retaining walls hosting flowerbeds to the side leads up into the garden. This raised garden is arranged to the side and rear of the property and has been landscaped with a large stone chipped patio area and stone wall enclosed flowerbed borders for ease of maintenance and maximum enjoyment of the surrounding landscape. Being elevated, the garden enjoys stunning hillside views across the Usk Valley towards Crickhowell and

the countryside beyond taking in the Darren, Table Mountain, and Pen Cerrig-calch. The garden is enclosed to the front by an attractive blend of low fencing and wrought iron railings and to the rear by an attractive stone wall. To the rear of the cottage, a tiered garden offers a private and enclosed spot with door access to the lounge.

GENERAL

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

Services | Mains electric, water and drainage are connected. Gas fired central heating.

Council Tax | Currently used as a holiday let, business rates apply.

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM54332. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Brecon Beacons Planning.

Broadband | Standard available. According to Ofcom.

Mobile network | 02 and EE likely indoor coverage Three and Vodafone limited indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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Reference AB410







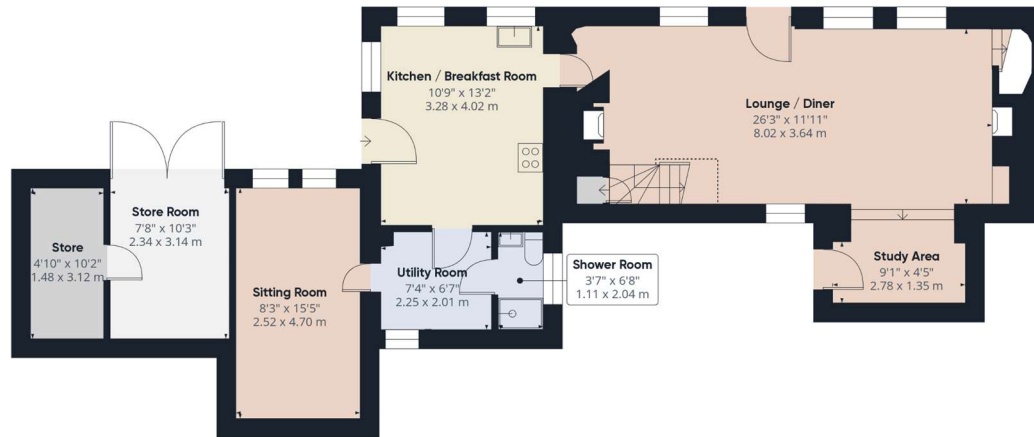


Floorplan

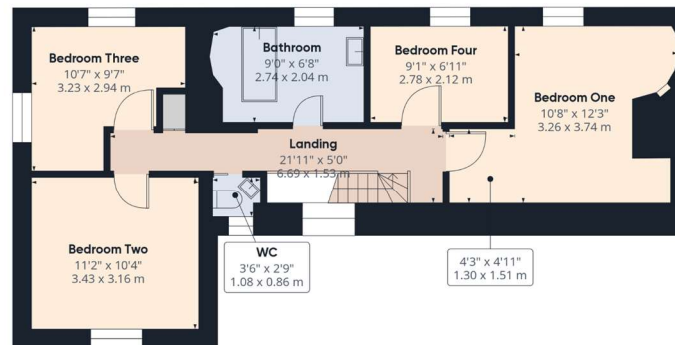
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Floor 0



Floor 1

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Approximate total area¹⁾

1402.86 ft²
130.33 m²

Reduced headroom

11.01 ft²
1.02 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.