



Estate Agents

Taylor & Co

Abergavenny

Standard Street
Crickhowell, NP8 1BP

Asking Price
£695,000

Standard Street

Crickhowell, Powys, NP8 1BP

An individual, architect designed three bedroomed Scandi-style Eco home with a modern, sleek aesthetic Commanding a striking presence in the sought after market town of Crickhowell with fine hillside views over the Castle grounds and cricket pitch Oak and glass interior with underfloor heating supplied by an air source heat pump | South facing walled gardens looking to Llangattock Hillside First floor open plan living space of lounge/ kitchen/diner with vaulted ceiling, tall windows and Velfac doors opening onto a glazed balcony Two ground floor double bedrooms opening onto sun terraces, contemporary wet room & laundry room Mezzanine study & first floor single bedroom with en-suite | Off road parking & garage with potential for a home office/gym (stpp)

This individual, architect designed three bedroomed Scandi-style Eco home occupies a commanding position just set back from the centre of the pretty market town of Crickhowell which is situated in the heart of the Bannau Brycheiniog – Brecon Beacons – National Park. With all the facilities that one could want practically on your doorstep, this striking home sits in south facing stone walled gardens and enjoys fine long distance views over the Castle grounds and the cricket pitch towards Llangattock Hillside. With a nod to its part wood build, this home is an unusual addition to the street scene in Crickhowell and is therefore one of a kind in the area

Constructed about 11 years ago, this home has a modern, sleek external aesthetic with an attractive blend of stone, glass and timber cladding off set by modern Velfac windows and a standing seam metal roof. Built with energy efficiency in mind, the property is fuelled by an air source heat pump which supplies the underfloor heating throughout the property and there is the added potential of further utility cost savings to be made if solar panels are added to the garage roof for which planning consent has already been granted. Designed with sustainability in mind, the floorings are a pleasing blend of oak and limestone which are complemented by internal oak framings to the windows and an oak and glass staircase linking the unusual floor configuration in this exceptional home.

Entered via a light filled hallway with steps up to the reception accommodation on the first floor and down to bedrooms on the lower ground floor, this home is saturated in light from its dual and triple aspect rooms, vaulted ceilings and tall windows overlooking the surrounding countryside. The generously sized reception space forms an open plan lounge / kitchen / diner and is the hub of this family space with wide doors opening onto a glazed balcony and a central wood stove for cosy winter evenings. Over the kitchen area sits a mezzanine level which takes full advantage of the vaulted ceiling and provides a great spot for a study or occasional guest area with triangular windows to the rear enjoying views towards The Darren. On the first floor there is also a single bedroom which has an en-suite wet room.

There are two double bedrooms on the lower ground floor which open onto south facing sun terraces in the garden. These two rooms are served by a further contemporary wet room. On this level, there is a useful laundry / utility room which has access directly into the garden.

A high stone wall surrounds this natural themed cottage garden which has an abundance of flora and shrubbery brimming over slate chipped and paved pathways which meander around the plants and lead onto a lawned area at the rear. This garden is a private space within a busy market town but unusually, this home has the benefit of private gated access onto Crickhowell's garden allotments of which this property rents the immediate adjoining plot which will be of interest to keen gardeners. Off street parking is available on a drive accessed via Standard Street, in addition to a detached garage on Greenhill Way. The garage has an attached outbuilding at garden level which provides the opportunity for conversion to ancillary accommodation such as a home office, gym etc, to suit, subject to the necessary consent.

SITUATION | Crickhowell is a vibrant and historical 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.

Winner of the first Best High Street in Britain Award, the town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butchers, delicatessen, family 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 - 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, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the larger Monmouthshire market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London and Bristol 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 | A tall entrance door with a diamond shaped window and courtesy windows to either side opens into a light filled entrance hall with an oak and glass staircase leading up to an upper reception floor and down to the lower level bedroom accommodation floor.

RECEPTION FLOOR

An oak staircase leads to a galleried landing area with a large picture window to the rear aspect offering a superb outlook towards Llangattock Hillside. The landing opens into:

TRIPLE ASPECT OPEN PLAN LIVING / KITCHEN / DINING SPACE

The centrepiece of this family home, this triple aspect room has a high vaulted ceiling with a mezzanine over and tall aluminium and oak framed windows which span the width of the room and afford fine long distance southerly views across Crickhowell Castle and the cricket pitch towards Llangattock Hillside and Ffawddogg and doors which open onto a glass balcony with porcelain tiled floor providing an excellent outside seating area from with to take in this extraordinary vista.

LIVING SPACE | Floor standing wood stove, oak flooring with underfloor heating, two high level picture windows to the side aspect.

KITCHEN / DINER | Offering a dual aspect with views towards The Darren, the kitchen is fitted with a range of sleek high gloss cabinets with complementary door furniture incorporating corner carousel units and pull out spice and larder drawers, marble worktops with matching up stands, twin bowl stainless steel sink units, inset four ring Cooke and Lewis hob with extractor hood above plus a further two ring gas hob with additional extractor hood, Smeg fan assisted oven, space for dishwasher and under counter fridge, oak flooring with under floor heating.

From the living area, an oak and glass staircase leads to a mezzanine level with a glass and oak balustrade looking over the reception space below:

MEZZANINE STUDY AREA | Twin triangular windows to the front aspect provide an outlook towards The Darren, eaves storage cupboards to both sides and to the front

From the landing, a panelled door opens to:

BEDROOM THREE | This single bedroom has aluminium and wood framed windows to the rear aspect enjoying super views towards Llangattock Hillside and oak flooring with under floor heating. A door opens to:

EN-SUITE WET ROOM | Fitted with a white suite to include a walk-in shower area with glass shower screen and thermostatic shower mixer, lavatory, vanity wash hand basin, ladder towel radiator, porcelain tiled walls, limestone tiled floor with under floor heating, extractor fan, inbuilt airing cupboard with clothes hanging rails.

LOWER GROUND FLOOR HALLWAY | A tall aluminium framed door opens into the garden, tiled floor with under floor heating, deep under stairs storage cupboard. A glazed door opens into:

UTILITY ROOM | Fitted worktop, sink unit, space for washing machine, fridge and freezer, Valliant hot water cylinder, wood and aluminium framed window to the front, tiled floor with under floor heating, plant cupboard housing electricity consumer unit, under floor heating control panel, door to the garden

BEDROOM ONE (DOUBLE) | Aluminium and wood framed doors and windows provide splendid views over a riven paved south facing sun terrace towards Llangattock Hillside, tiled floor with under floor heating.

BEDROOM TWO (DOUBLE) | Aluminium and wood framed doors and windows opening onto another paved sun terrace and enjoy distant views towards Llangattock Hillside, tiled floor with under floor heating.

WET ROOM | Fitted with a white suite to include a walk in shower area with thermostatic shower mixer and glass shower screen, wash hand basin, lavatory, ladder towel radiator, extractor fan, high level window, tiled floor with underfloor heating.

OUTSIDE

The property sits in part walled south facing gardens which afford a simply stunning south facing view towards Llangattock Hillside in the far distance. The pretty cottage style gardens encompass two southerly sun terraces which have direct access from both bedrooms on the lower ground floor, plus from the open plan living space on the first floor, a glazed balcony provides a super spot to take maximum advantage of the hill and countryside views which surround this exceptional home.



The gardens are brimming over with plants which are growing around slate chipped borders and paved pathways which traverse through the many growing areas around the garden which are home to a pleasing blend of low-level perennials and larger shrubs which add structure to the overall *natural garden* design. To the boundaries, there are deep flower beds with low stone retaining walls packed with small fruit trees, lilacs, foxgloves and peonies. A couple of steps down leads to a small lawned area which has a pond and a private locked gate at the rear which leads into the town's garden allotments of which this house rents the allotment space immediately adjoining the boundary of the property. A further gate gives pedestrian access onto Greenhill Way and is a useful route to enter the garage which is also located off the same road.

DETACHED GARAGE 14'11 x 9'6 & GARDEN STORE 15'3 x 7' 9 This one and a half storey building contains a garage accessed from Greenhill Way and accessed from the garden, a garden store providing the opportunity to create ancillary accommodation to the property such as a home office or home gym to suit, subject to the necessary planning consent. A door from the store opens onto the lawned area of the garden.

SEPARATE DRIVEWAY | A driveway off Standard Street leads to a set of double vehicular gates into the rear garden providing additional off street parking.

There is access either side of the property to the front which sits below street level and provides a useful storage area for bins and the air source heat pump which is mounted on the wall.

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 to the property. An air source heat pump has replaced the gas supply to the house and provides heating and hot water. Planning consent has been granted but not enacted to install solar panels on the garage roof.

Council Tax | Band F Powys County Council

EPC Rating | Band B

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

Covenants | The property is registered with HMLR, Title Number CYM457651. There are 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 National Park planning authority for further information. This property obtained planning consent to be constructed under planning reference 11/07109/FUL in October 2011.

Broadband | Fibre to the cabinet is available in this area, according to Ofgem, fibre to the house may be available in 2026. Refer to Ofgem for further information.

Mobile network | 02, Three, EE, Vodafone show variable indoor coverage in this postcode district according to Ofcom. Vodafone shows good outdoor coverage only.

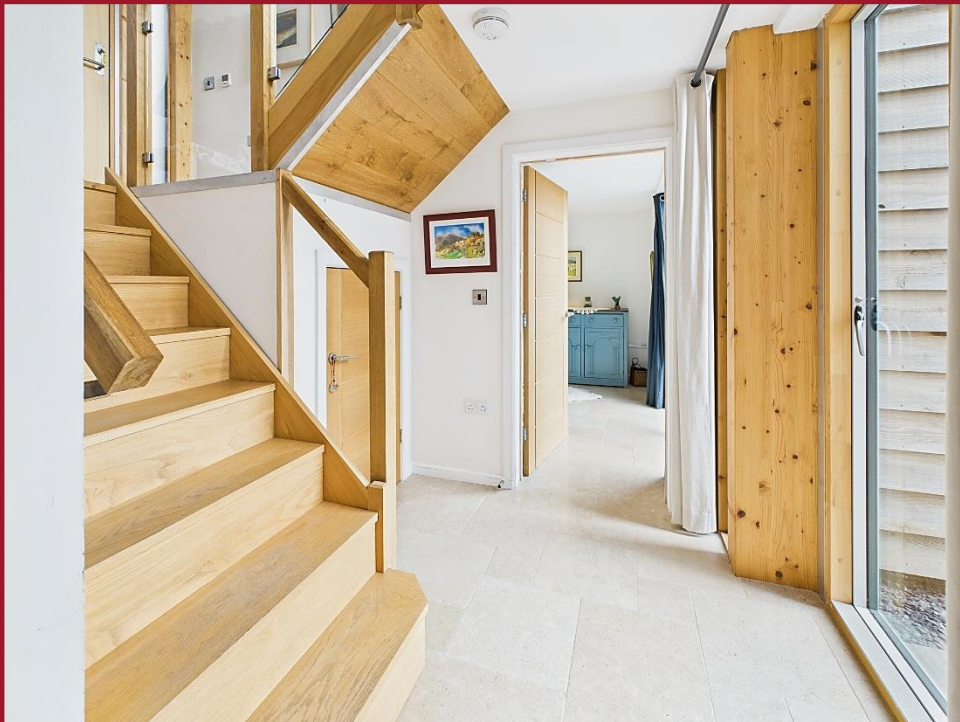
Viewing Strictly by appointment with the Agents

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Reference AB487









Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

1197 ft²

111.2 m²

Balconies and terraces

83 ft²

7.7 m²

Reduced headroom

84 ft²

7.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.