



Meadowbrook
Duffryn Road | Llangynidr | Crickhowell | Powys | NP8 1NT

KEY FEATURES

- Family home situated on the fringe of Llangynidr Village
- Spacious accommodation with 4 reception rooms plus 6 bedrooms
- Mature gardens with orchard, overlooking the surrounding countryside
- Substantial stable block and paddock
- Garage and workshop
- Private location set in circa 2 acres

GROUND FLOOR

The present owner uses the garden/boot room as the primary entrance to the house, with its wall of glass and country style interior, it is both an inviting and useful space with its bespoke built in cupboards for coats, shoes and boots. To one side is access through to the workshop and integral double garage and the other is through French doors to the spacious sitting room, with dual aspect picture window and glazed doors to the garden. From the sitting room are doors the kitchen/breakfast room and main entrance hall, the latter with its farmhouse solid oak door framed by windows to let the light flood in. The kitchen/breakfast room is located to the rear of the house and overlooks the garden and paddock. The kitchen/breakfast room provides ample space for both cooking and entertaining with a comprehensively fitted kitchen and room for a generous farmhouse style kitchen table. One of the delights of the kitchen/breakfast room is the amount of light provided by both windows to the rear and a with a sliding door to the rear garden and terrace. The kitchen is completed by a separate pantry area. The useful utility room adjoins the kitchen and has a good range of cupboards and a linen/airing cupboard. Two further reception rooms are located to the front the house, one currently being used as a bedroom and the other as a sitting/dining room. Two bedrooms, one with an en-suite W.C. and a family bathroom. There is also a study, and two further rooms, one of which is for coats, boots and dogs with a stable style door, plus a further storage room. Also, downstairs is a separate w/c and built in cupboards for coats and storage, this completes the downstairs accommodation.







FIRST FLOOR

The staircase rises to a generous landing with window to the front and doors off to the four double bedrooms and family bathroom. All of the bedrooms benefit from fitted wardrobes and all have large windows looking out over the surrounding countryside. The principal bedroom has its own dressing area, en-suite and access out to a balcony with stunning views over the adjoining paddock and open countryside beyond.

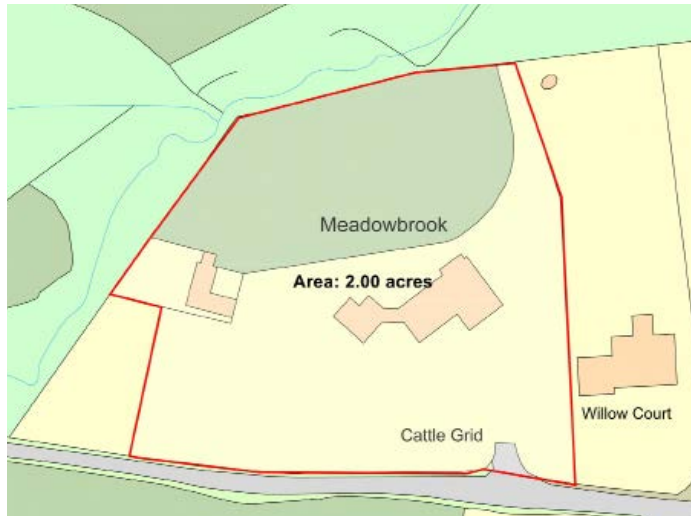






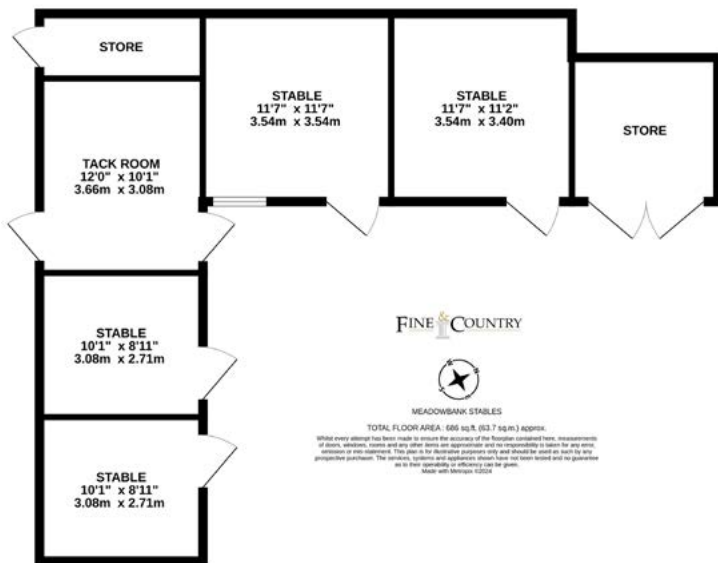
OUTSIDE

The front of the property is shielded from the country lane by a low level stone wall with a 5 bar gate opening onto the private driveway which continues to the side of the house to a turning circle, ample parking and access to the garage. The driveway is flanked by lawns and mature shrubs and planting. Set centrally within the grounds, the private lawned garden wraps around the house offering access to a separate orchard and fenced paddock. A terrace directly adjoining the rear of the property takes in the views of the surrounding countryside. The gardens feature mature planting, as well as a pond nestled beneath the trees. **Parking:** Double garage, single garage and driveway.



STABLE BLOCK

Beyond the garden is a stable block with an enclosed yard and access to the paddock.



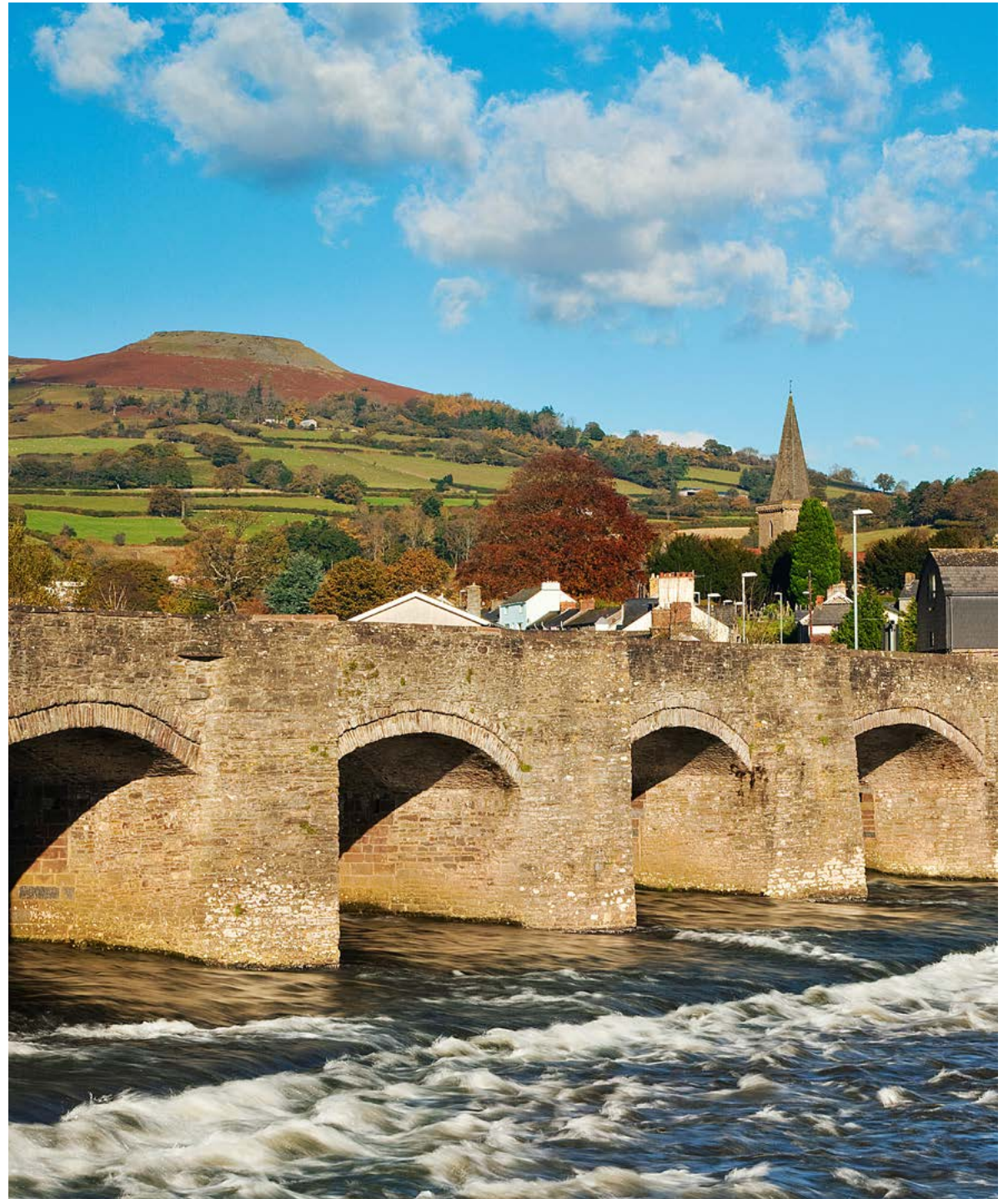


LOCAL AREA

The property is situated in the historic Powys village of Llangynidr, a few miles from the picturesque town of Crickhowell. The village has a primary school, community hall, two public houses, petrol station, post office, local store, tennis courts and playing fields. The area is well-known for outdoor activities including cycling, walking, horse riding and fishing, all embracing the stunning countryside of the Brecon Beacons National Park. Crickhowell is a thriving community with independent shops and a range of amenities including primary and secondary schools, doctors' and dentists' surgeries, restaurants and public houses. The larger, historic town of Abergavenny is some 7 miles east and offers a wider range of amenities including several major supermarkets, a general hospital, leisure facilities and a main line railway station. The area is renowned for its many high quality restaurants and popular events including the annual Food Festival. Road links within the area are considered excellent with the A465 Heads of the Valleys Road approximately three miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

DIRECTIONS

From Abergavenny take the A40 to Crickhowell. Passing The Bear Hotel on your right-hand side, take the left turn opposite the petrol station and continue over the stone bridge and turn right. Continue until you reach the village of Llangynidr. Take the left-hand turn into Dyffryn Road signposted for the Red Lion pub and follow this road past the Church of St. Cynidr & St. Mary. Upon reaching the top of the road, bear right into Dyffryn Road, Meadowbrook will be found on the right hand side.





INFORMATION

Asking Price: Offers in Excess of £900,000

Local Authority: Powys County Council

Council Tax Band: H. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: D. To view the full EPC please visit the GOV website.

Tenure: Freehold

Services: We understand that there is mains electricity and water connected to the property. Heating is provided by LPG gas, a tank is located in the garden. Private drainage is via septic tank.

Broadband: Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodaphone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

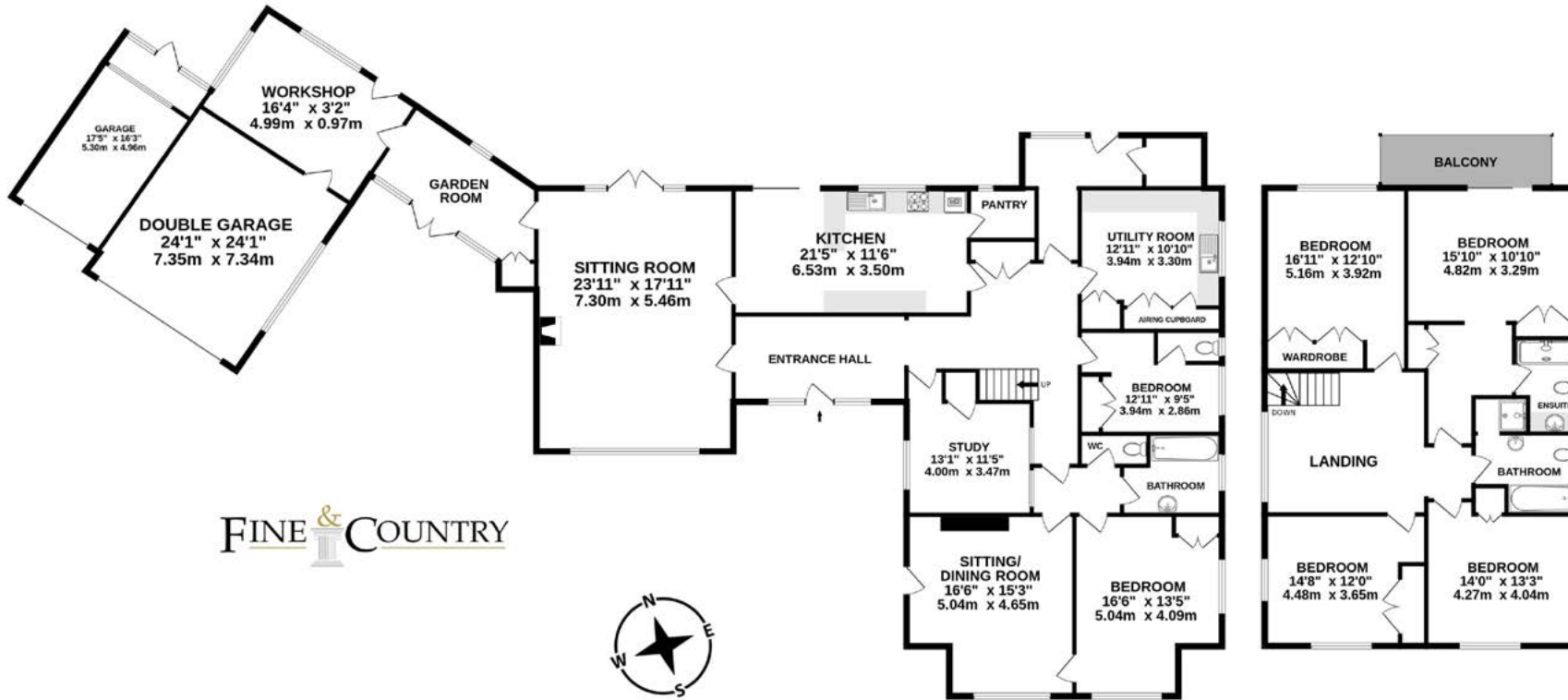
Title: The house is registered under Title Number WA690982- a copy of which is available from Fine & Country.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Agent's Notes - Consumer Protection Regulations: Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Fine & Country are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

GROUND FLOOR
2859 sq.ft. (265.6 sq.m.) approx.

1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



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MEADOWBANK, DUFFRYN ROAD, LLANGYNIDR, NP8 1NT

TOTAL FLOOR AREA : 4056 sq.ft. (376.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs	A		
B			68
C		63	
D			
E			
F			
G			
Energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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*We value the little things
that make a home*

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FOUNDATION



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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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