



The Willows
Cwrt Newydd | Greenhill Way | Crickhowell | Powys | NP8 1AQ

KEY FEATURES

- Substantial and spacious bungalow with views to front and rear
- Additional benefit of a converted loft room with much light and space
- Within level walking distance of the thriving town of Crickhowell
- An opportunity to modernise and create a fabulous home
- Generously proportioned rooms with much potential
- Complemented by pretty gardens designed for low maintenance
- Driveway with parking for several vehicles



GROUND FLOOR

The reception hall provides access to the principal living areas, an impressive central room with space for sofas and chairs or perhaps, a dining table. The theme throughout The Willows is light, space and versatility with ample rooms to create a flow that suits the next owner. The ground floor level is where the principal rooms are located, embraces single storey living but with the added benefit of a loft room/occasional bedroom/studio accessed via a spiral staircase. The principal rooms include : A Drawing Room with feature fireplace with marble surround and hearth with French doors leading to a sun room positioned to the front of the house with an adjoining stone terrace, a private area from which to enjoy the front garden and the views. A library/study and the central hall offer further living space. The well fitted kitchen/breakfast room lies to the rear of the bungalow with an adjoining useful utility room with access to the rear garden. There are glazed doors from the breakfast area to the rear garden. Two bedrooms and a bathroom are located in the centre of the bungalow, off the central hall, the generously proportioned en-suite principal bedroom is located to the front elevation. The original garage has been converted to a workshop and store, this could, subject to any relevant consents, be incorporated into the main living accommodation or perhaps a self contained annexe/guest suite with its own front door.











FIRST FLOOR

A spiral staircase rises to a first floor loft room which has been designed to embrace the views to the front elevation through the large roof lights. This room is perfect as a studio/ occasional bedroom/first floor sitting room and has the benefit of an adjoining walk in eaves storage room.



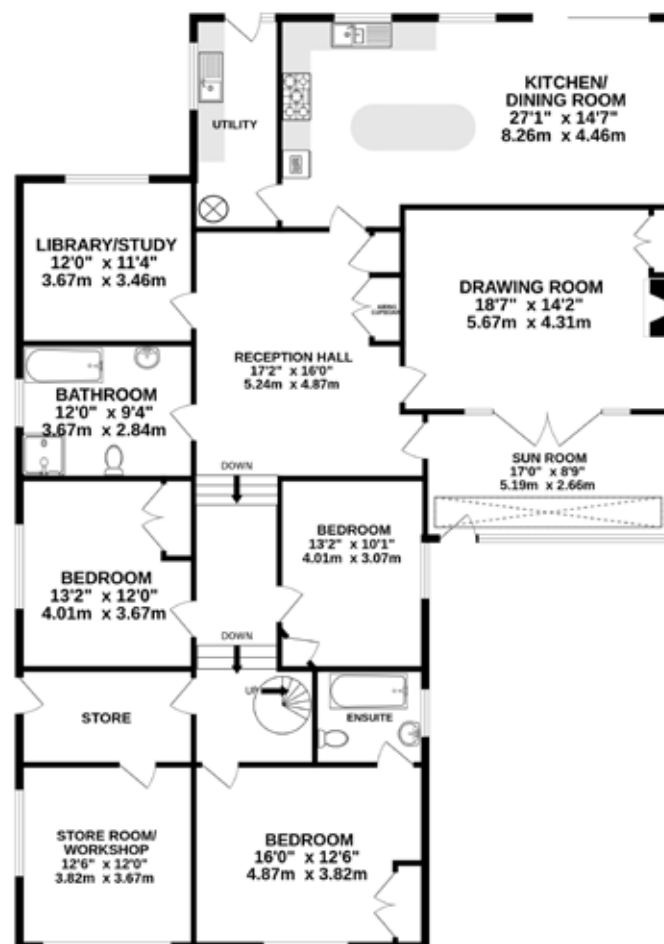
OUTSIDE

The Willows is set back from the road, the driveway is flanked by a level lawn to one side, with mature trees and hedges and a stone boundary wall to the other. Beyond the lawn is the steps leading to the front terrace adjoining the sun room, a perfect place to enjoy a morning coffee and take in the views. A pathway leads to the side of the bungalow and continues to the rear garden. The mature rear garden has much privacy and is a perfect place to enjoy the views. A patio adjoins the full width of the rear of the house with access from the glazed doors in the breakfast area and door from the utility room. Steps lead up to an elevated lawn interspersed and bordered by mature shrubs and a wonderful array of flowers offering a wealth of colour during the spring and summer months.

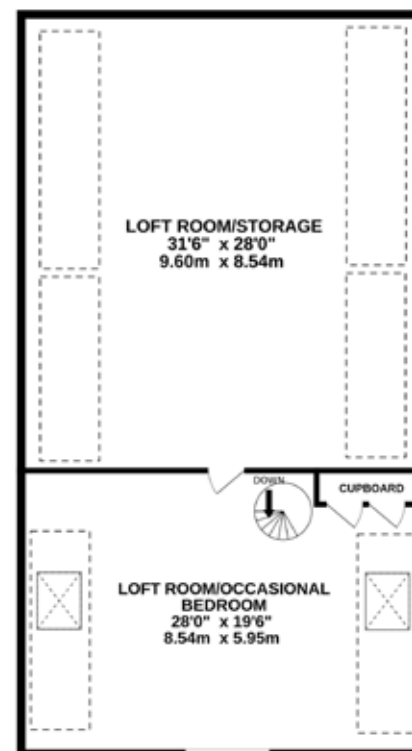




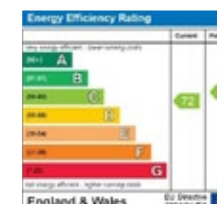
GROUND FLOOR
2269 sq.ft. (210.8 sq.m.) approx.



1ST FLOOR
1430 sq.ft. (132.9 sq.m.) approx.



Scan to view video
of the house



THE WILLOWS, GREENHILL WAY, CRICKHOWELL, NP8 1AQ

FINE & COUNTRY

TOTAL FLOOR AREA : 3699 sq.ft. (343.7 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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INFORMATION

Guide Price: £750,000

Local Authority: Powys County Council

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

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, gas, water and drainage. Gas central heating.

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

Mobile: EE, Three, O2 and Vodafone are all limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA449183 – copies of which are available from Fine & Country.

Agent's Notes: No caravan, boat van or commercial vehicle to be parked on the driveway.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



LOCAL AREA

Crickhowell is a thriving, pretty town on the Powys/Monmouthshire border bordered by the River Usk. The town is well known for its individual shops including butchers, bakers and greengrocers and an independent country store. Other amenities include a library, doctors and dentists surgeries, restaurants, post office and petrol station. The property is within easy reach of all the amenities including the primary and secondary schools. Crickhowell is well known for tourism and events including an annual walking festival. The town is within the Brecon Beacons National Park providing easy access to open countryside and a wide variety of outdoor pursuits can be enjoyed year round, including walking, cycling, horse riding, gliding and climbing. The town is on the A40 which gives good access for commuting either towards Brecon and the A470 for Cardiff and Hereford or towards Abergavenny, which is five miles away, for routes to Newport and beyond and road links to the M4/M5 and M50. There is a mainline railway station in Abergavenny.

DIRECTIONS

From Abergavenny take the A40 towards Brecon passing through Glangrwyney. Upon reaching Crickhowell, take the right hand turning just before the Fire Station into Greenhill Way and take the immediate right hand turning into Cwrt Newydd. Continue into the cul-de-sac, The Willows is located on the left hand side.

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



BEN WATKINS

PARTNER MNAEA MARLA

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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.



HEATHER COOK

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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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