

CHRISTIE

RESIDENTIAL

TIR Y NANT, LLANBEDR, CRICKHOWELL,
NP8 1SY

PRICE £975,000





ABOUT THIS PROPERTY

Enjoying a superb location in the heart of the Grwyne Fechan Valley, 4 miles from Crickhowell, Tir Y Nant, is a detached residence set within grounds of approximately 4 acres. From its humble origins as a Forester's cottage, the property has been redesigned and extended to create a hugely impressive and expansive home, in a breathtaking rural setting in the heart of the Brecon Beacons National Park.

Overall the property affords over 3500 square feet of flexible accommodation with views over the gardens and grounds being enjoyed from all parts. The ground floor accommodation comprises a large L-shaped entrance hall that opens into a formal dining room with patio doors out to a terrace, and a 20' lounge also with patio doors and including a wood burning stove. Arguably the heart of this home is the 22' kitchen/family room, once again with direct access to the rear terrace, equipped with an oil-fired Aga and including larder storage. The ground floor accommodation is completed by a further sitting room/study with French doors to the front, a large utility room, downstairs WC and direct access to the 19' square integral double garage. The first floor again provides a wealth of breathtaking views, with the tone set by the airy landing with seating area overlooking the front paddock. The fabulous 19' master suite enjoys a double aspect over the front and side of the house, and includes an en-suite bathroom and walk-in wardrobe. There are three further double bedrooms, one with en-suite shower room and a family bathroom.

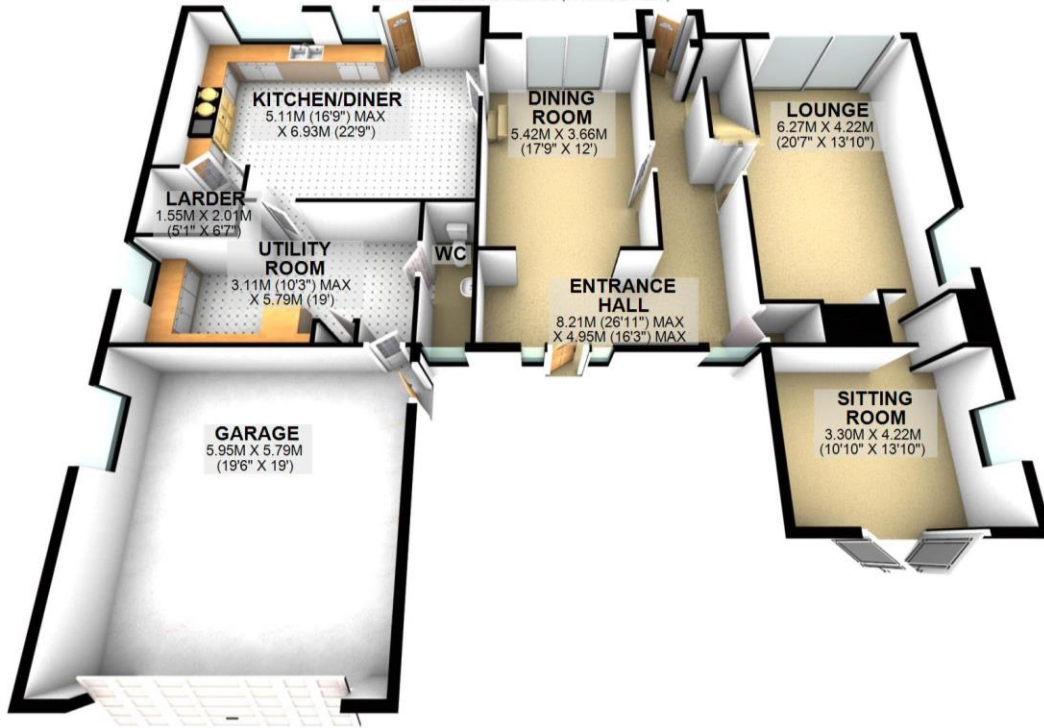
The flat land of Tir y Nant is mainly grassland, surrounded by trees and with the Grwyne Fechan river flowing down one side and across the far end of the property. The house is accessed via a private driveway that cuts through the paddock to the main forecourt providing parking for numerous cars in front of the house. The driveway splits to the side of the house providing access to an area of level lawn with an extensive area of overspill parking. The formal garden is south facing, enjoying sunshine for most of the day throughout the year. The aforementioned terrace has steps down to the extensive lawn, which extends the full length of garden at the rear in which are two wild ponds, which are a boon for local wildlife. Adjacent to the ponds is a large area of woodland which was reclaimed from the Forestry a number of years ago, and replanted by the current owners with native broadleaf trees. The entire plot is interspersed with mature trees throughout giving a secluded and tranquil feel, accentuated by the sound of the nearby river.

The Grwyne Fechan is an unspoilt and beautiful valley sparsely populated and with a road that ends a couple of miles beyond Tir y Nant. Although quiet, the valley has a close-knit community of about 20 houses and also benefits from access to the village community of Llanbedr with its village pub, church and active village hall. The thriving town of Crickhowell, is 4 miles away and provides a range of independent retail, and cultural events including the Green Man Festival. The wider rail and road network can be accessed from the thriving market town of Abergavenny which is 10 miles away. In summary, Tir Y Nant is an exceptional home in a superlative location that represents the very best that this select part of the Brecon Beacons National Park has to offer.



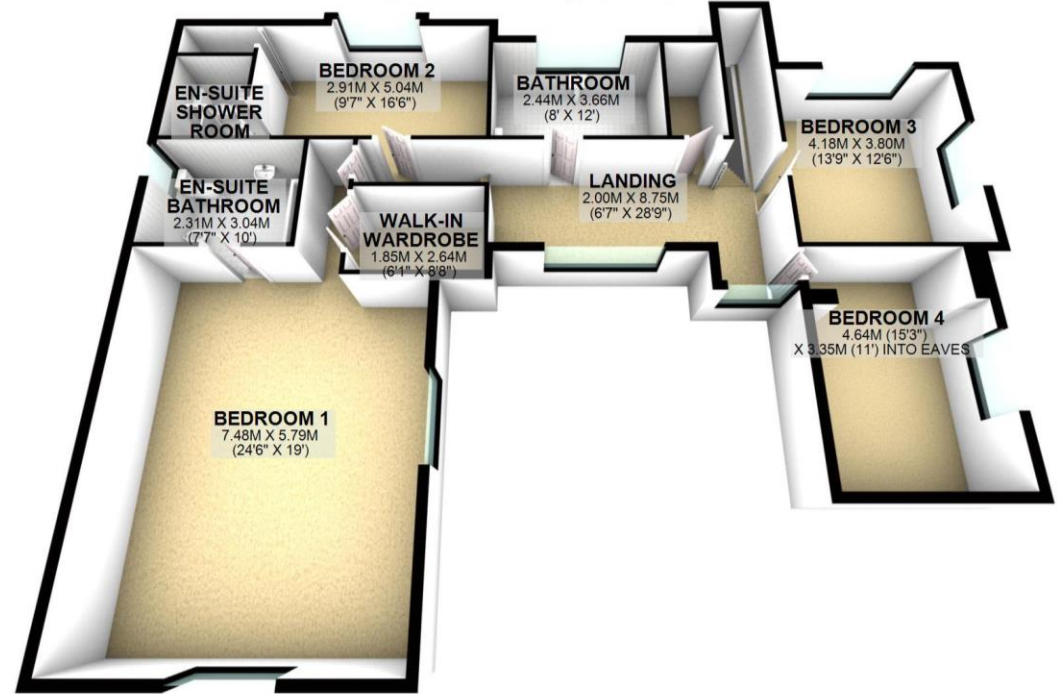
GROUND FLOOR

APPROX. 182.6 SQ. METRES (1965.1 SQ. FEET)



FIRST FLOOR

APPROX. 145.8 SQ. METRES (1569.4 SQ. FEET)



TOTAL AREA: APPROX. 328.4 SQ. METRES (3534.5 SQ. FEET)



DIRECTIONS

From Abergavenny take the A40 towards Brecon. After 6 miles just before entering the town centre, turn right into Greenhill Way (next to the fire station). At the mini roundabout take the 2nd exit into Standard Street. Continue up the hill and take the first left turn into Great Oak Road and follow the road for 4.2 miles. Please note that after 2.9 there are junctions left and right. Ignore these and continue straight. After 4.2 miles turn sharply right and then turn left into the private driveway signposted Tir Y Nant. What 3 Words - Cultivation.Respected.Manicured

USEFUL INFORMATION

COUNCIL TAX: Band H. The local authority is Powys County Council – 01597 827460.

SERVICES: We understand that there is an oil-fired heating system and that mains electricity is connected to the property. There is a natural spring water supply and drainage is via a sewerage treatment plant.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.