



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

Orchard Court,
Crickhowell

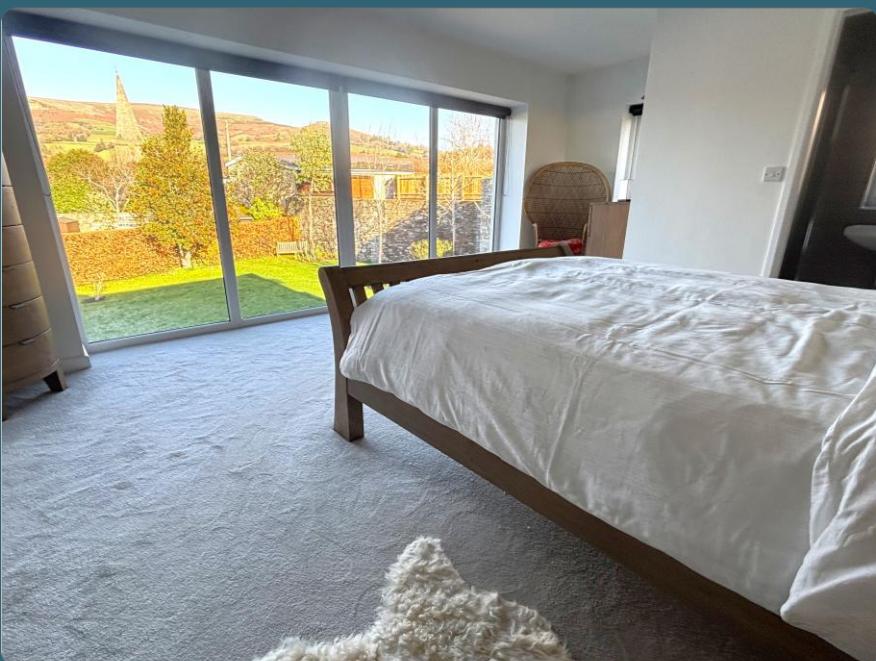
£650,000

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About this property

A substantially extended and architect-designed four-bedroom semi-detached home set within a private close in the heart of Crickhowell, offering outstanding views and an expansive garden. Originally built in the 1960s, the property was transformed by a two-storey extension completed in 2018 to create a generous and well-balanced family home. The layout now offers excellent flow and versatility, with stylish modern finishes throughout. A welcoming entrance hall leads into the main living room, including a feature wood burning stove with Italian tile surround. There is a superb kitchen/dining room—an impressive contemporary space with sleek cabinetry, integrated appliances and full-width bi-fold doors that connect directly to the garden terrace, creating an ideal setting for day-to-day living and entertaining. A utility area, ground-floor WC and rear entrance hall complete the ground floor. Upstairs, the extended first floor provides four well-proportioned bedrooms. The breathtaking principal bedroom enjoys a remarkable outlook from its floor to ceiling windows taking in St Edmund's Church, the Darren and Table Mountain, and also includes an en-suite shower room. The former main bedroom faces the Llangattock escarpment overlooking Bullpit Meadow, while bedrooms three and four also benefit from the home's elevated position and far-reaching views. A modern family bathroom serves the additional bedrooms. Positioned in a private close off Bridge Street, the property enjoys a level of peace and privacy rarely found so close to Crickhowell's amenities with the added convenience of a single garage with parking to the fore. The garden was originally part of the castle's apple orchard and now provides a beautiful, secluded space to enjoy, wrapping around all elevations of the house. It attracts abundant wildlife, from songbirds to regular visits from a pair of red kites. Mature Acer, Hazel, Liquid Amber, Eucalyptus and Ornamental Flowering Cherry trees, together with Magnolia and Sambucus, offer colour, structure and privacy throughout the warmer months. There are also two very useful stone built outbuildings. Thoughtfully extended, beautifully finished and positioned to take full advantage of its outstanding outlook, this is a rare opportunity to acquire a distinctive home in one of Wales' most desirable towns.

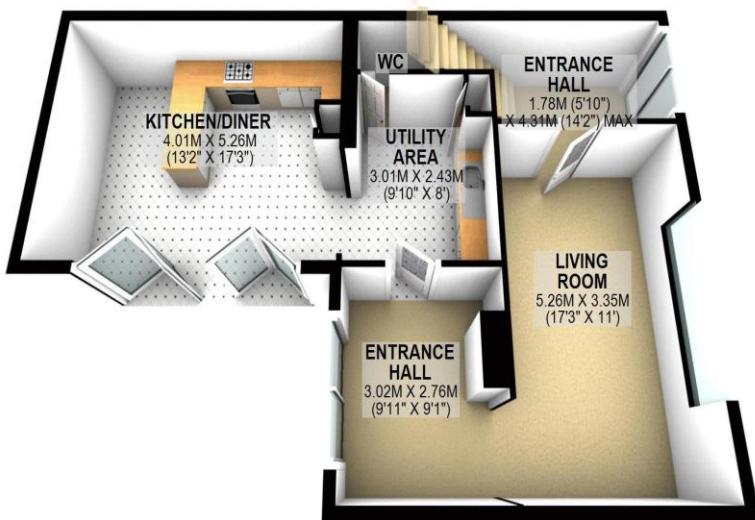
What the owners say about their home: "Living in this house is special. We knew it would be, but we had no idea just how much we'd love it. The fact it is tucked away is an advantage. Once you pass beyond the big, black gate you're in an oasis and yet so close to everything you want to do. No matter which room you're in you appreciate the view: it never gets old and the longer you're in the house the more you realise just how lucky you are. Lying in bed with a cup of tea, you watch the seasons change as your eye is drawn to the mountains in the kind of borrowed view which belies the fact you're right in the middle of Crickhowell. Never does a vehicle pass the house, in fact no one really knows we're here. In winter it's cosy. In summer, with the bi-folds open, it's the perfect indoor/outdoor living. This is so much more than just bricks and mortar, it's a sanctuary, a refuge: food for the soul."





GROUND FLOOR

APPROX. 64.8 SQ. METRES (697.5 SQ. FEET)

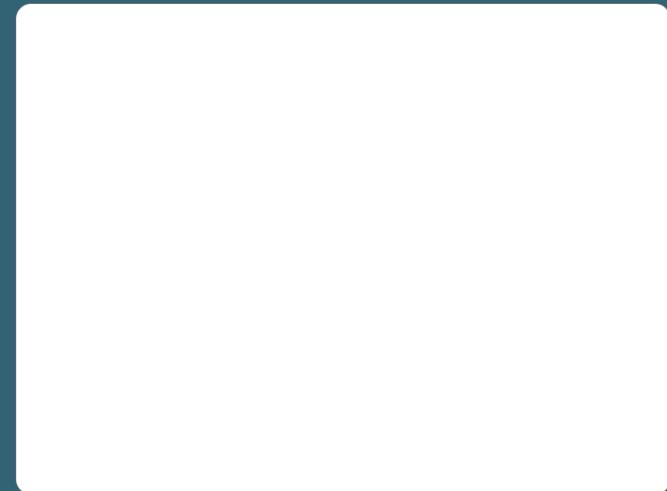


FIRST FLOOR

APPROX. 66.7 SQ. METRES (718.0 SQ. FEET)



TOTAL AREA: APPROX. 131.5 SQ. METRES (1415.5 SQ. FEET)



Directions

From Abergavenny take the A40 towards Brecon. After 6.3 miles continue straight through Crickhowell town centre. Upon seeing the petrol station on the right hand side, turn left into New Road. Follow the road down the hill to the traffic lights and take the sharp left into Bridge Street. Follow Bridge Street up the hill as it winds to the right and the property can be found on the left hand side after the left turn for Lamb Lane. The What3Words reference is ///subtitle.cowboy.momentous

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Voneus) with an estimated maximum speed of 950 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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

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.