



THE CROWN

LLANGATTOCK | CRICKHOWELL | POWYS | NP8 1PH

The Crown

A two bedroom characterful stone terraced cottage with a loft room, located in the heart of the pretty village of Llangattock. Offering a generous 'secret garden' which enjoys far reaching views towards the surrounding hills. Situated within the Brecon Beacons National Park.

- Two bedrooms with a loft room currently being used as a study
- Sitting Room with a wood burner in a characterful stone fireplace
- Large garden with a separate paved patio area
- Village setting within walking distance of Crickhowell
- Located within the Brecon Beacons National Park



STEP INSIDE

You enter through the front door into a small porchway with double doors opening into the Sitting Room which boasts an impressive stone fireplace with wood burner and an open staircase to the first floor. The kitchen can be found at the back of the property with a door out to the paved garden area and an open plan feel with the dining room with feature stone fireplace and understairs cupboard. On the first floor you will find two good sized bedrooms and a family bathroom with a useful cupboard on the landing. On the second floor you will find an attic room which is currently being used as a study but could be used as a bedroom, with views over the rooftops towards the beautiful surrounding countryside.



STEP OUTSIDE

Standing outside the front of the property you are able to see the pretty historical St. Catwg's Church at the bottom of the road. At the back of the property you step out from the kitchen onto the private paved patio area with steps up to the large garden area set further back from the property. This 'secret garden' is generous in size and is mainly laid to lawn but has a further area ideal for eating outdoors. The garden offers a wealth of mature plants and shrubs and enjoys far reaching views towards the surrounding hills. There is on street parking with a communal car park located within 100 meters of the entrance.

DIRECTIONS

From Crickhowell, continue until passing the Bear Hotel on the right hand side. Opposite the petrol station, turn left into New Road and continue through the traffic lights, over the stone bridge. Turn left and immediately right following the signposts for Llangattock. Continue into the village along Hillside Road and turn right just after the Horse Shoe Inn. Crown Cottage is situated on the left hand side part way down this narrow lane. Local parking can be found if you continue the bottom of the lane and bear left (with the Church in front of you). Take the first left hand turning into Church View and keep left until reaching the car park. Exit the car park through the gap in the wall opposite the Church and walk back up the lane where The Crown will be found a short distance on the right-hand side.

LOCATION

The Crown is at the heart of the village of Llangattock which offers a primary school, public house and restaurant together with an historic Church. The village is an ideal base for exploring the Brecon Beacons National Park with walks through both open countryside and along the Monmouth and Brecon Canal. The historic town of Crickhowell is a thriving community with independent shops (including two butchers and a baker) and a range of amenities including well-regarded primary and secondary schools, library, doctor's surgery, dentist, restaurants and public houses. In 2018, Crickhowell won an award for 'The Best UK High Street', a worthy achievement and a fitting reward to the local businesses and residents who have worked hard to keep the town independent and securing the community ethos. The town lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities both within the town and in the surrounding countryside. The neighbouring market town of Abergavenny, approximately 8 miles away, offers further facilities including a general hospital and a mainline railway station from which London Paddington can be reached in less than three hours and Cardiff within an hour. Communications within the area are considered excellent with the A465 Heads of the Valleys Road approximately four miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

AGENTS 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. Parrys 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.

AGENTS NOTES

There is an access to the rear of the cottage to the back garden, primarily for the purposes of wood deliveries to the wood shed.

COVENANTS

The property is registered under 3 titles which cover the cottage, garden and an additional parcel of garden purchased separately some years ago. Copies of title numbers : CYM94891, CYM213698 and CYM706184 are available from the agent.

ASKING PRICE

Offers in Excess of £360,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, gas, water and drainage.

Broadband:

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

Mobile:

02 Likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

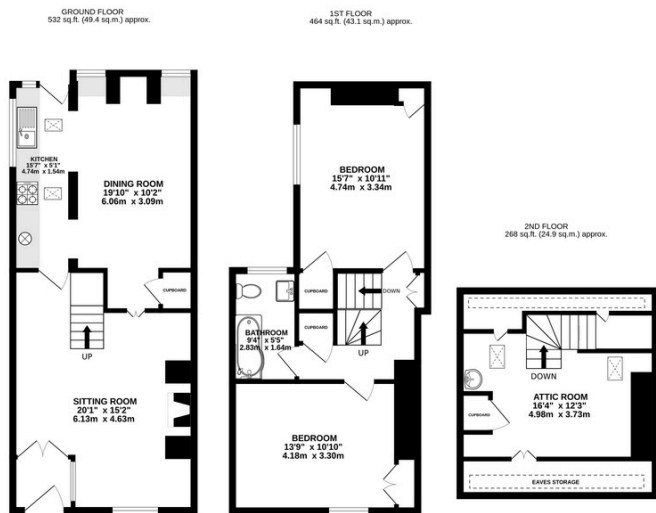
Powys County Council.

COUNCIL TAX

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

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.

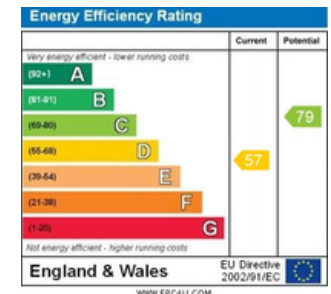


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SALES - LETTINGS

THE CROWN, LLANGATTOCK, CRICKHOWELL, NP8 1PH

TOTAL FLOOR AREA: 1263 sq ft. (117.4 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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