



# GREEN DRIVE LODGE

FORGE ROAD | LLANGYNIDR | CRICKHOWELL | POWYS | NP8 1LU



# Green Drive Lodge

A pretty stone Grade II Listed lodge believed to date from the mid-19th century, originally constructed as a lodge for the Penmyarth Estate which was subsequently purchased and incorporated into the Glanusk Park. The lodge is located in a semi rural location on the fringe of the village of Llangynidr and has uninterrupted views over the surrounding mountains of the Brecon Beacons (Bannau Brycheiniog) National Park. The lodge house is set in gardens and grounds with lawns and woodland and adjoins open fields to one side. Ample parking and useful stone outbuilding.

- Historic Grade II Listed Lodge house with much character
- Located on the fringe of Llangynidr village
- A few miles from the picturesque town of Crickhowell
- Superb views across open countryside and beyond
- Generous gardens including woodland
- Useful stone outbuilding
- No onward chain

## STEP INSIDE

Enter through the solid wooden front door set off centre under a half pitched roof with stone stanchion into an attractive sitting room with bay window and stone fireplace housing a wood burning stove. From the sitting is a door to a further ground floor room which could be either a second reception room or downstairs bedroom. To the rear of the ground floor is a fitted kitchen with window overlooking the rear garden and open fields, a bathroom and useful utility/boot room. A staircase leads from the sitting room to the first floor landing with access to two first floor bedrooms, both with views across open countryside.



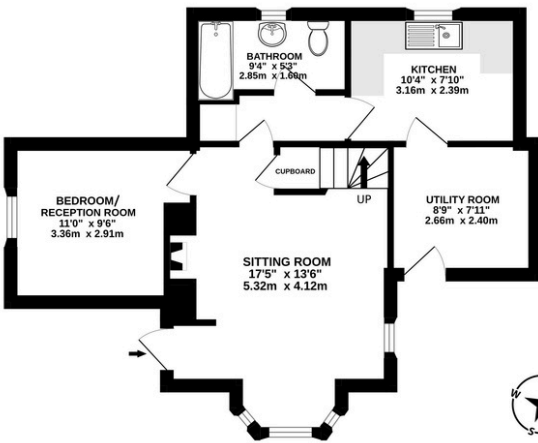




### STEP OUTSIDE

The lodge is accessed via a wooden five bar gate into a driveway with ample parking and turning space. The generous front garden is laid to lawn, bordered to the far boundary by an area of woodland. To one side of the front garden is a useful stone outbuilding. A path continues from the side of the house to the side and rear gardens, again generous in size and bordered by open fields and stone walls. The gardens complement the house offering privacy and superb views.

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



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TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### LOCATION

The property is located on the fringe of the thriving 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. There are lovely riverside and canal walks within easy reach of the property all framed by the stunning countryside of the Brecon Beacons National Park. Crickhowell provides more amenities including schools, doctors, dentist, optician, cafes, restaurants, library, individual shops, butcher, baker, banks and post office. A further 7 miles away is the historic market town of Abergavenny with additional amenities including supermarkets, cinema, theatre, leisure centre with swimming pool and general hospital. There is a regular bus service to and from the village and the A40 is within easy reach of the property for commuting and access to the motorways (M4, M5 and M50) via either Brecon or Abergavenny. Abergavenny has a mainline railway station.

### DIRECTIONS

Continue through the village of Crickhowell (on the A40) towards Brecon for circa 5 miles. Take the left hand turning sign posted Llangynidr (on the B4560) before the sharp right hand turn in the road. Proceed down the hill and the property can be found towards the end of this road on the corner of the turning left onto Forge Road. The property can be found before your reach Llangynidr Bridge.

### ASKING PRICE

Asking Price £450,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

E

### SERVICES

We understand mains electricity and water are connected to the property. Septic tank for drainage and Oil fired central heating.

Broadband:

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

Mobile:

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

### LOCAL AUTHORITY

Powys County Council.

### COUNCIL TAX

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

### TITLE

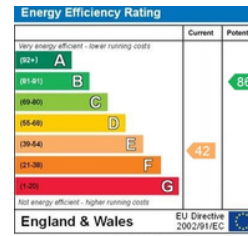
The house is registered under Title Number CYM190348 – a copy of which is available from Parrys.

### 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.

### AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

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