10 UPPER HOUSE FARM

STANDARD STREET | CRICKHOWELL | POWYS | NP8 1BZ

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Ahead of the curve

WELCOME TO
10 UPPER HOUSE FARM

This individually designed detached home is located on an exclusive development within walking distance of Crickhowell town. The house is located in a small, select housing area with 39 uniquely designed houses built in the 1990s creating, what was know at the time, as ‘Tele Village’ owing to its innovative design. The houses have their own gardens, garages and parking areas plus additional parking for visitors and have been thoughtfully designed to incorporate paved paths and planted areas ensuring each property has privacy. Number 10 is one of the larger detached houses and offers the perfect family home with a traditional two storey configuration but with the option of using the study as a ground floor bedroom should the need arise.

KEY FEATURES

- A beautiful family home within walking distance of Crickhowell
- Finished to a high specification with bespoke joinery
- A blend of contemporary and period features
- 2 reception rooms, open plan kitchen/dining room
- 5 bedrooms, principal bedroom with mezzanine and en-suite
- Private courtyard style gardens to front and rear
- Garage and additional visitor parking

GROUND FLOOR

Enter through the front door, under the covered porch with pitched roof, into a welcoming entrance hall providing access to the ground floor accommodation. The entrance hall has a solid wooden floor which continues throughout the ground floor. To the right of the entrance door is the kitchen/dining room, a fabulous open plan room with a range of bespoke fitted solid wooden cupboards including a large pantry style cupboard. There is space for a large dining table and chairs, the perfect room to enjoy family get togethers or to entertain. From the rear of the kitchen is a door to the garden and to the front, a window overlooking the front garden. Located next to the kitchen is a useful study/reception room which could be utilised as a ground floor bedroom. On the opposite side of the entrance hall to the kitchen/dining room is a sitting room which spans the length of the house and has glazed doors leading to the rear garden. Although a modern house, a fireplace with a brick surround and stone hearth, housing a wood burning stove, provides both a focal point and adds character. A useful shower room centrally located completes the ground floor.

FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing where the five bedrooms are located. The principal bedroom has an en-suite shower room and has a spiral staircase which leads to the impressive mezzanine, used as a study area and for storage. There are four further bedrooms, some with interesting arch shaped windows and a family bathroom.

OUTSIDE

To the rear of the house is an enclosed, level garden bordered by a raised bed and a flagstone patio area, designed for easy maintenance and ideal for enjoying a morning coffee and summer entertaining. To the rear of the garden is a gate leading to the garage and parking. A path leads to the side of the house to the front courtyard style garden, perfect for relaxing.

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/Bannau Brycheiniog 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 enter Crickhowell. Immediately before the the Fire Station turn right into Greenhill Way. At the mini roundabout turn left into Standard Street and then immediately right into Upper House Farm. Follow the numbered signposts.

What 3 Words - ///manual.summer.adventure

INFORMATION

Asking Price: £550,000

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 understand that the property is connected to mains drainage, water, gas and electricity.

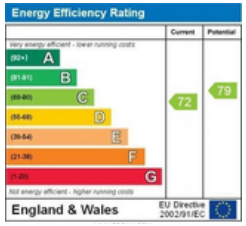
Broadband: Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, 02 and Vodaphone are all variable indoors and good outside. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM72839 – a copy of which is available from Parrys.

Agent's Notes: There is a Management Charge of £180 per annum for the upkeep and maintenance of communal areas.

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.

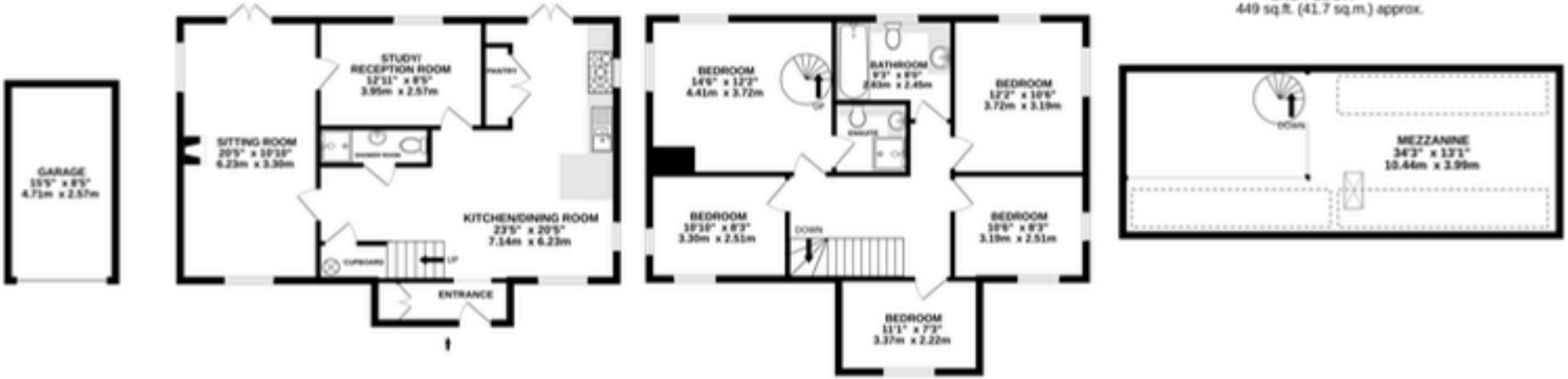


Watch the video tour here

GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.

2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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TOTAL FLOOR AREA : 2084 sq.ft. (193.6 sq.m.) approx.

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The Property Ombudsman

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