Estate Agents

Taylor & Co

Abergavenny

Brecon Road

Crickhowell, NP8 1DG

Asking Price

£825,000

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Crickhowell, Powys NP8 1DG

Grade II Listed John Nash Town House in the pretty market town of Crickhowell
Four reception rooms | Kitchen / breakfast room with tunnel fireplace | Utility room, boot room & cloakroom | Two attics
Six bedrooms with five bathrooms | Versatile accommodation with front & rear staircases lending itself to multi-generational living
Walled garden with grounds of circa 0.7 of an acre | Extensive parking facilities | Detached converted coach house
Walking distance to primary & high schools | High street and bus routes close-by | No forward chain

Sitting in the heart of the Bannau Brycheiniog National Park in the sought after market town of Crickhowell, is this handsome Grade II Listed town house. Occupying grounds of circa 0.7 of an acre and enjoying fine long distance views across its glorious walled gardens towards Llangattock Hillside and Table Mountain, this is a generous and hugely versatile family sized home with four reception rooms, six bedrooms and five bathrooms together with a detached coach house and extensive parking facilities, all being offered to the market with no forward chain.

This substantial residence will appeal to buyers seeking larger than average accommodation for multi-generational living or for those who are looking for a home from which to generate an income. Whilst the property is currently a primary residence, it was once a Guest House and its unusual configuration with front and rear hallways, three entrance doors and two staircases serving a connected first floor, means that it is equally suited for this or for sub-division into two homes. The converted coach house in the grounds also offers the opportunity for an excellent home / work lifestyle balance or for those just needing extra accommodation for guests. Any alteration to the property would require listed building consent in addition to the normal planning consents that will apply.

Entered through a central hallway, this double fronted home has two splay bay windowed reception rooms to either side of the hall, both with gothic style doors with ornamental detailing. The principal dual aspect sitting room opens into a morning room which hosts a large tunnel fireplace to the kitchen/breakfast room which has space for a range cooker and a dining area. A rear hallway flows into a garden room overlooking a pretty courtyard style garden with seating and barbeque area. The formal reception rooms are served by a range of ancillary rooms including a utility room, boot room, cloakroom and a side entrance with plenty of room for coats and boots and much provision for storage throughout.

Upstairs, there is lots of choice with six bedrooms, with four of the bedrooms having en-suite facilities and the remaining two bedrooms having the benefit of a four piece bathroom suite with fitted linen cupboards. Five of the bedrooms are doubles; the sixth bedroom being a large single room which will take a double bed. For additional storage, there are two useful attics as well.

Outside, the grounds are a gardener's dream and are featured in the town's annual Open Gardens Scheme. Beautifully presented with a dizzying array of perennials, herbaceous shrubbery, specimen trees, lawned and paved pathways, a lily pond and several seating areas, the gardens are a complete joy to explore.

DESCRIPTION | This period property is one of just a select few in the town believed to have been designed by the Regency architect, John Nash, best known for his work for the monarchy in London and Brighton. Historically altered some time ago from its original form with later additions to its front, this substantial town house is principally of stone construction with roughcast walls under a slate roof, complemented by red-brick chimney stacks and ornamental bargeboards. There are several internal features remaining, most notably sash windows some of which are shuttered, deep skirting boards, oak floor planks and gothic panelled doors with ornamental detailing. The property has been further enhanced by the exposure of some internal stone walling and beams, including a striking A frame vaulted ceiling in the coach house. Whilst the property is broadly considered to be detached, it is linked to the neighbouring house by a stone barn to its eastern side.

SITUATION | Crickhowell is a small yet thriving town set amongst the stunning scenery of the Bannau Brycheiniog National Park alongside the banks of the River Usk. Crickhowell is highly regarded amongst the walking community and is a haven for both home seekers and tourists alike. The town was the first winner of the annual Best High Street in Britain Award and is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, a baker, Webbs hardware/homeware store, Wales's first zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information and resource archive centre.

Crickhowell also benefits from dentist surgeries, a health centre, Boots chemist, and a garage. There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street, in the centre of this bustling town. The area is also well served for schools for all ages, both of which are fêted in both the local area and further afield too. As well as being for the young, Crickhowell enjoys an active older community with the local U3A boasting 390 members.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, major supermarkets and many well-known high street shops, including WH Smiths, Boots, and a large Waitrose with John Lewis at Home section. Abergavenny also hosts a market several times a week which includes a farmers' market, flea market and a monthly night food market. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. The railway station has regular services into central London via Newport, with good road links giving

access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

The property in brief comprises a two storey town house and a separate detached coach house in its grounds.

MAIN HOUSE

GROUND FLOOR:
There are four versatile reception rooms and several ancillary rooms serving the house in addition to a useful cellar.
Entrance Hall with access to cellar
Dual Aspect Sitting Room
Morning Room with tunnel fireplace to Kitchen
Dining Room
Kitchen/Breakfast Room with space for a range cooker
Garden Room
Rear Hallway to side garden
Cloakroom with access to cellar
Boot Room
Utility Room

FIRST FLOOR:
The bedrooms at the front of the house enjoy views towards Llangattock Hillside, whilst to the rear, the outlook is to Table Mountain and the Darren.
Bedroom One with en-suite Shower Room
Dual Aspect Bedroom Two
Bedroom Three with guest Shower Room
Bedroom Four with en-Suite Shower Room
Bedroom Five with en-Suite Shower Room
Bedroom Six
Four Piece Family Bathroom

COACH HOUSE

GROUND FLOOR
Open plan Living Room / Kitchen with vaulted ceiling
Shower Room
Cloaks cupboard

MEZZANINE LEVEL
Bedroom with exposed beams and stone walling

OUTSIDE

Occupying a total plot size of circa 0.7 of an acre, the grounds around this beautiful home are a true delight and are a feature in the annual Crickhowell Open Gardens scheme in the town. Arranged as follows:

FRONT & SIDE GARDENS & PARKING | The property sits behind stone walling and is approached via a pedestrian gate and a set of gate piers hung with double vehicular gates to the side opening onto a long sweeping driveway leading to the rear of the house and providing extensive off road parking facilities. Whilst the property has a traditional formal front entrance via an enclosed frontage into its hallway, to the side of the house, an attractive stone flagged courtyard planted with roses and lavender interspersed with stone cobbles and slate chippings offers a welcoming "everyday" access to the kitchen, garden room and rear hallway of the house. An opening in a wisteria clad stone wall from the courtyard leads into a lawned garden; adjoining the garden room and encompassing a stone paved patio with inbuilt barbeque, this space has a further seating area enclosed by a curved stone wall, making it a perfect spot for outside dining and entertaining, with ease of access into the garden room and the gentle sound of a small babbling mountain brook which runs in a culvert along the eastern perimeter of the garden and below the house. Around the parking area, the lawns and borders are well stocked with a huge variety of plants and specimen trees including low level perennials, lily of the valley, wild geraniums and pretty bluebells sitting alongside photinia hedging for added privacy.

GROUNDS | The walled gardens of the property afford distant views towards the Darren and have been thoughtfully arranged and planted with separate areas of interest and seating places dotted throughout this wonderful outside space. Stone steps lead from the parking area up into a delightful lawned garden which enjoys a southerly vista towards Llangattock Hillside. The lawn encompasses shaped flowerbeds brimming over with herbaceous shrubbery with dwarf hedging adding structure and dimension to the abundance of statement planting, maximising its impact as far as the eye can see. An intermediate area of garden bridging the front and side gardens with its rear hosts a small lily pond framed by peonies, forget me nots and poppies, to name but a few, with lilac trees, a silver birch and a stepping stone pathway leading to a yew tree archway giving access to a natural cottage style garden at the rear. Through the archway, lawned pathways dotted with wildflowers and long grasses traverse the length of the garden and serve to make this area a tranquil place to sit and enjoy the views of the surrounding countryside.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains gas, electric, water and drainage are connected to the house.
Council Tax | Band G (Powys County Council)

EPC Rating | Band D

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM70527. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The coach house was converted to residential accommodation by the previous owner of the property with a shower room and kitchenette being added during our client's occupation. Buyers are advised that the required consent is not in place for this change of use. The field to the west of the property has a pending planning application to build five detached dwellings. The field is screened from the garden of this property by a large stone wall. Further information can be found on the Bannau Brycheiniog National Park planning portal under reference 25/24241/FUL and 25/24256/CAC.

Broadband | According to Openreach, fibre broadband is connected to the cabinet in this area.

Mobile network | According to Ofcom, 02, Three, EE, Vodaphone provide indoor coverage.

Viewing Strictly by appointment with the Agents
T 01873 564424
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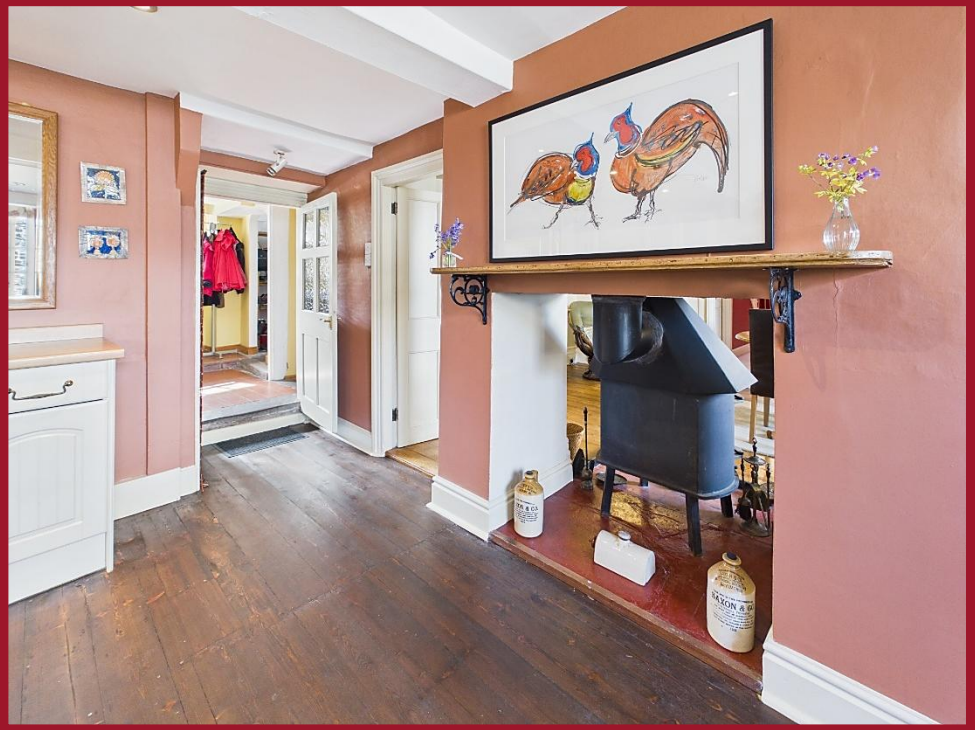
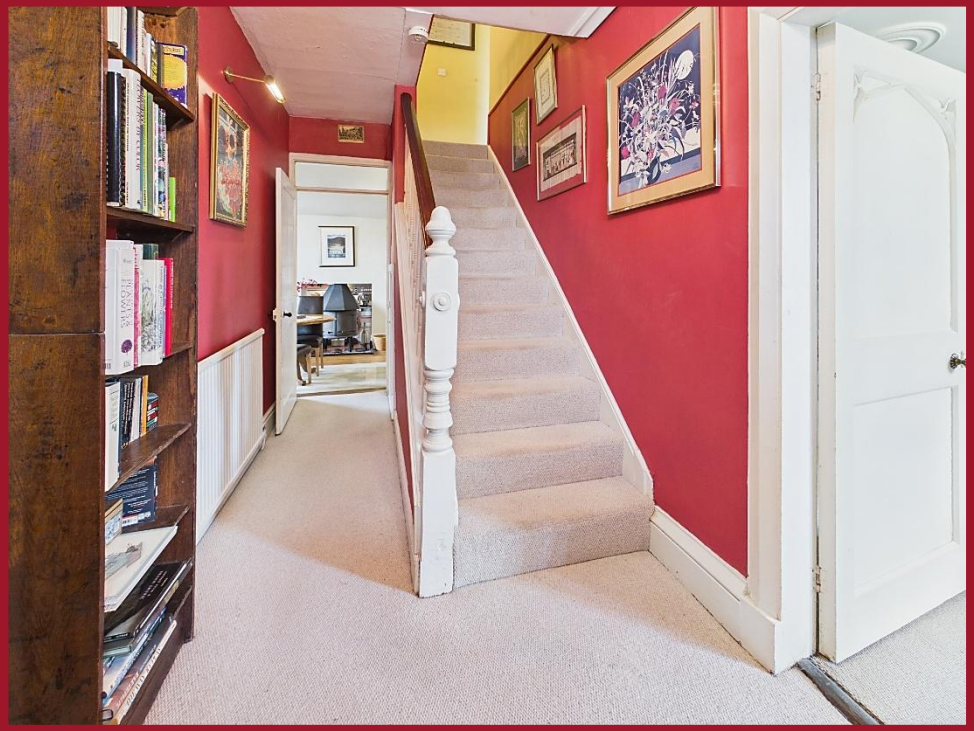
Reference AB551





Floorplan

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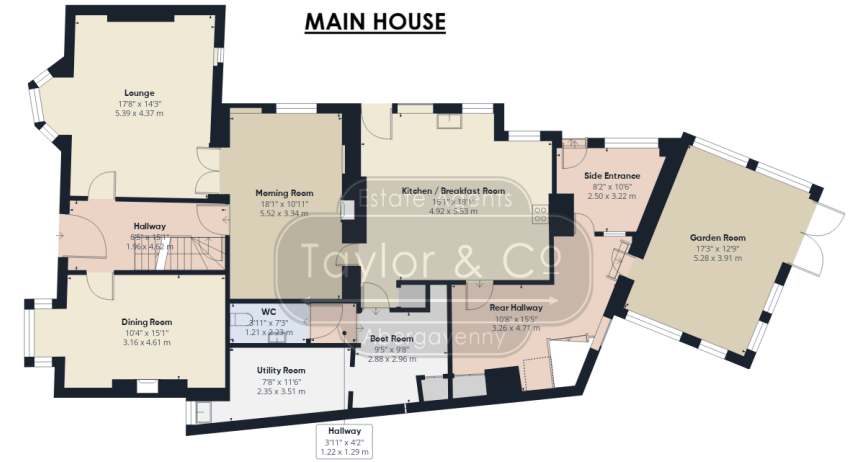
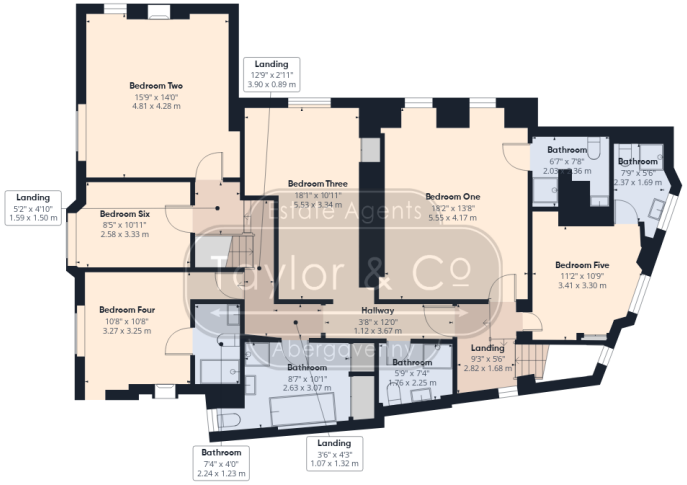
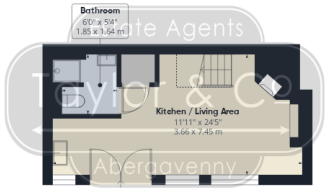
MAIN HOUSE





COACH HOUSE



CELLAR

Approximate total area(1)

3768 ft²

350.2 m²

Reduced headroom

56 ft²

5.2 m²

GIRAFFE360

(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.

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