Llanwysg House, Cwm Crawnon Road

LLANWYSG, CRICKHOWELL, NP8 1LW

GUIDE PRICE £750,000

Hern & Crabtree

Llanwysg House

Set within generous grounds beside the River Usk, Llanwysg House enjoys an exceptional setting with outstanding, far-reaching views towards the Black Mountains and Sugar Loaf. This Grade II* listed Georgian villa was designed by John Nash in the late 18th century for Admiral John Gell and remains a home of considerable architectural presence.

Arranged across four levels, the house has the scale and formality of a significant country residence, with impressive principal reception rooms and a wealth of original classical detail. Tall shuttered sash windows not only flood the interiors with natural light but also frame the remarkable surrounding landscape, while high ceilings, elaborate plasterwork, deep cornicing and a sweeping bifurcated staircase reflect the quality of its Georgian origins.

Some of these original features require repair and restoration, presenting a rare opportunity for a new custodian to sympathetically reinstate the house and preserve its architectural integrity for the future. Extensive bedroom accommodation, further reception spaces and the lower ground floor provide considerable flexibility.

Offered to the market with no onward chain, Llanwysg House represents a rare opportunity to restore an important historic home in one of the area's most impressive settings. Its scale, accommodation and exceptional location lend themselves equally well to use as a substantial family or country residence, while also offering potential for hospitality, holiday accommodation or other business uses, subject to the necessary consents.

Crickhowell is a highly regarded market town within Bannau Brycheiniog National Park, renowned for its independent shops, cafés, pubs and exceptional access to the surrounding countryside. Abergavenny, with its railway station and wider amenities, is also within easy reach.

Approx 8913.00 sq ft

Council Tax Band: I

Entrance Porch & Inner Porch Area
The property is entered through double glazed doors into a bright entrance porch with windows which extend across three elevations - bringing light into this later entrance addition. Tiled flooring.. Stone steps rise between the levels with decorative ballustrades and space for table and chairs. Archways draw in additional light to the inner porch area, with two windows to the side elevations. An imposing timber front door, with glazed panels to the side. Lighting.

Reception Hall
The grand reception hall establishes the architectural scale of the property. A broad bifurcated staircase rises on either side of the hall before meeting at the first floor landing, creating a suitably formal introduction to the principal accommodation.. Ornate coving to the ceiling. Understairs storage cupboards. Two radiators. Decorative panelling to walls.

Cloakroom
A two piece suite in white comprising: close coupled WC and pedestal wash hand basin with tiled splashback. Heated towel radiator.

Lounge
A larger than average reception room. Featuring five tall single-glazed sash windows with fitted shutters to three elevations which draw light across the room and frame views over the surrounding grounds. A central section of feature flooring sits within the carpeted floor, while an elaborate ceiling rose and richly detailed coving emphasise the room's grand proportions. Five radiators complete the space. Inset glass display shelving.

Dining Room
Three tall single-glazed sash windows with fitted shutters follow the curved line of the rear elevation, offering views towards the River Usk. Two radiators. This light reception room offers generous proportions that lend themselves naturally to formal dining, entertaining or use as a second principal sitting room.

Kitchen/ Breakfast Room
Sash windows to the front and rear elevations, together with an additional front-facing window - bring light into a kitchen extending across the width of the house.

A range of matching wall and base units with cupboard and drawers offering ample storage facilities with wooden work surfaces over and tiled splashbacks. Inset ceramic sink unit. A substantial range cooker incorporates multiple electric plates, gas burners and four ovens/ plate warmer with cooker hood over. Timber flooring. Coving to the ceiling. Feature chandelier and additional lighting. There is space for a fridge freezer refrigerator. Plumbing for dishwasher. Radiator. Space for table and chairs. Door to:

Rear Lobby
Natural light filters through the translucent roof above this practical service area. Stone steps provide access to the lower ground floor - creating a useful connection between the principal kitchen, gardens and former service rooms. Access to the car port & rear garden.

Lower Ground Hall
A front facing window lights a sequence of interconnected passages serving the lower-ground rooms.

Boiler Room
A sash window faces the rear. The room contains the heating apparatus, hot-water cylinder and associated pipework, alongside a ceramic sink and storage cupboards. A practical lower ground floor space incorporating the boiler and provision for laundry appliances. A laundry chute connects directly from the kitchen above.

Storage Room
An obscured glazed door opens directly onto the rear grounds. Built in storage cupboards providing substantial storage.

Ancillary Hall & Store
A side-facing window brings natural light into this broad inner hall. Coving to the ceiling. Wired for wall lights. A further doorway opens into a useful storage cupboard.

Utility Room/ Former Service Kitchen
A window faces the rear. Wall and base units are arranged beneath laminate work surfaces and tiled splashbacks, with fitted appliances. The room supports the flexible use of the lower ground as guest, work or ancillary accommodation. Extractor.

Cellar
A distinctive half-moon window faces the rear. Brick-built shelving lines the room, reflecting its original use for cool storage, while additional hot-water equipment is also housed here.

Lower Ground Floor Bathroom
There are no external windows within this room. The bathroom is tiled and has tiled flooring. The four piece suite includes a corner bath, bidet, WC and wash basin. Extractor.

Front Lower Ground Room
Windows face the front and side elevations. The room has a concrete floor and wall-mounted heater and offers useful potential as a workshop, hobby room, office or additional store.

Further Lower Ground Floor Room
A small window faces the rear elevation. Reached through a wooden doorway from the adjoining room, this additional space provides further storage or scope for adaptation as part of the wider lower-ground accommodation.

First Floor Landing
Three tall sash windows rise vertically across the front elevation, flooding the stairwell and landing with natural light. The two flights of the bifurcated staircase meet below a further short flight, with timber balustrading, decorative ceiling detailing and a radiator completing the space.

Principal Bedroom
Sash windows face both the front and rear, with the rear elevation enjoying an outlook towards the River Usk and surrounding landscape. Coving to the ceiling. Fitted wardrobes. Two radiators. Three ceiling light points.

Dressing Room
A sash window faces the front. Fitted wardrobes provide considerable storage, Dressing table. Drawer units. Coving to the ceiling. Radiator. Door to:

En suite
Sash windows face the front and side elevations. A sunken bath forms the centrepiece of the room, accompanied by a walk-in shower, WC and two wash basins, one set within a fitted counter. Blue-toned tiling, coving to the ceiling.

Second Bathroom
A sash window faces the front. The room includes a sunken bath, shower cubicle, WC and wash basin, together with a fitted cabinet. Half-height wall panelling and laminate flooring. Column style radiator. Coving to the ceiling.

Interconnecting Bedroom/ Sitting Room
Two sash windows face the front elevation with shutters. Fitted wardrobes and two column style radiators.

First Floor Kitchen
A sash window faces the front elevation with views & shutters. Stripped wooden flooring. A combination of fitted base units and freestanding-style sideboards beneath laminate and timber work surfaces. Stainless steel inset sink with mixer tap. Built in electric oven with hob. Column style radiator. Space for fridge freezer. Coving to the ceiling. Built in storage cupboards.

Upper Landing
A sash window faces the front. Coving to the ceiling. Radiator. Staircase rising to the floor.

Second Floor Landing
The upper landing provides access to the remaining bedrooms and bathroom, with a loft hatch and built-in storage cupboard. Sloping ceiling lines and areas of eaves storage reflect the position of this floor within the roof structure. Radiator.

Upper Bedroom One
Window to the rear elevation, accompanied by a sash window to the side. Under eaves storage cupboard. Two radiators.

Upper Bedroom Two
An arched window faces the rear elevation. A wash basin and radiator are fitted within the room, which retains the intimate proportions and character of the upper floor.

Upper Bedroom Three
Two sash windows face the front. The room includes a wash basin with storage beneath and a radiator, offering a well-proportioned further bedroom.

Upper Bedroom Four
Skylight window, with an additional sash window to the side. Radiator. Built in storage cupboard.

Upper Bathroom
A sash window and skylight face the front. The bathroom contains a bath, WC and wash basin.

Exterior

Parking
The long driveway arrives at a broad parking and turning area in front of the house, providing space for numerous vehicles. A carport stands beside the main parking area, with an external water tap also positioned close to the house.

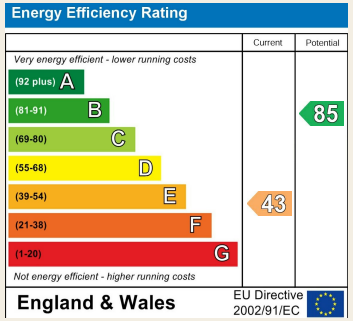
Gardens & Grounds
Wide lawns, mature trees and established grounds extending to approximately 2.5 acres, subject to confirmation. The grounds include areas of woodland, established walkways and the original house icehouse, while offering a high degree of privacy. The land continues towards the River Usk, creating a particularly attractive relationship between the house, gardens and surrounding landscape. Fishing rights are understood to be included, although buyers should ask their legal adviser to verify their precise extent and terms.

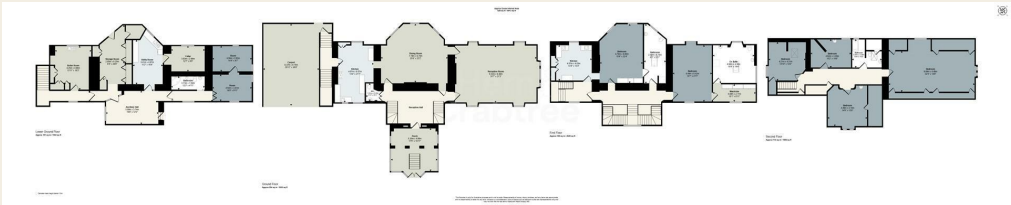
Additional Information
Freehold. Council Tax Band I (Powys 3 (breconshire). EPC rating E.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.





Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.