

LLWYN CELYN

FFAWYDDOG| CRICKHOWELL | POWYS | NP8 1PW

parrys
Ahead of the curve

WELCOME TO LLWYN CELYN

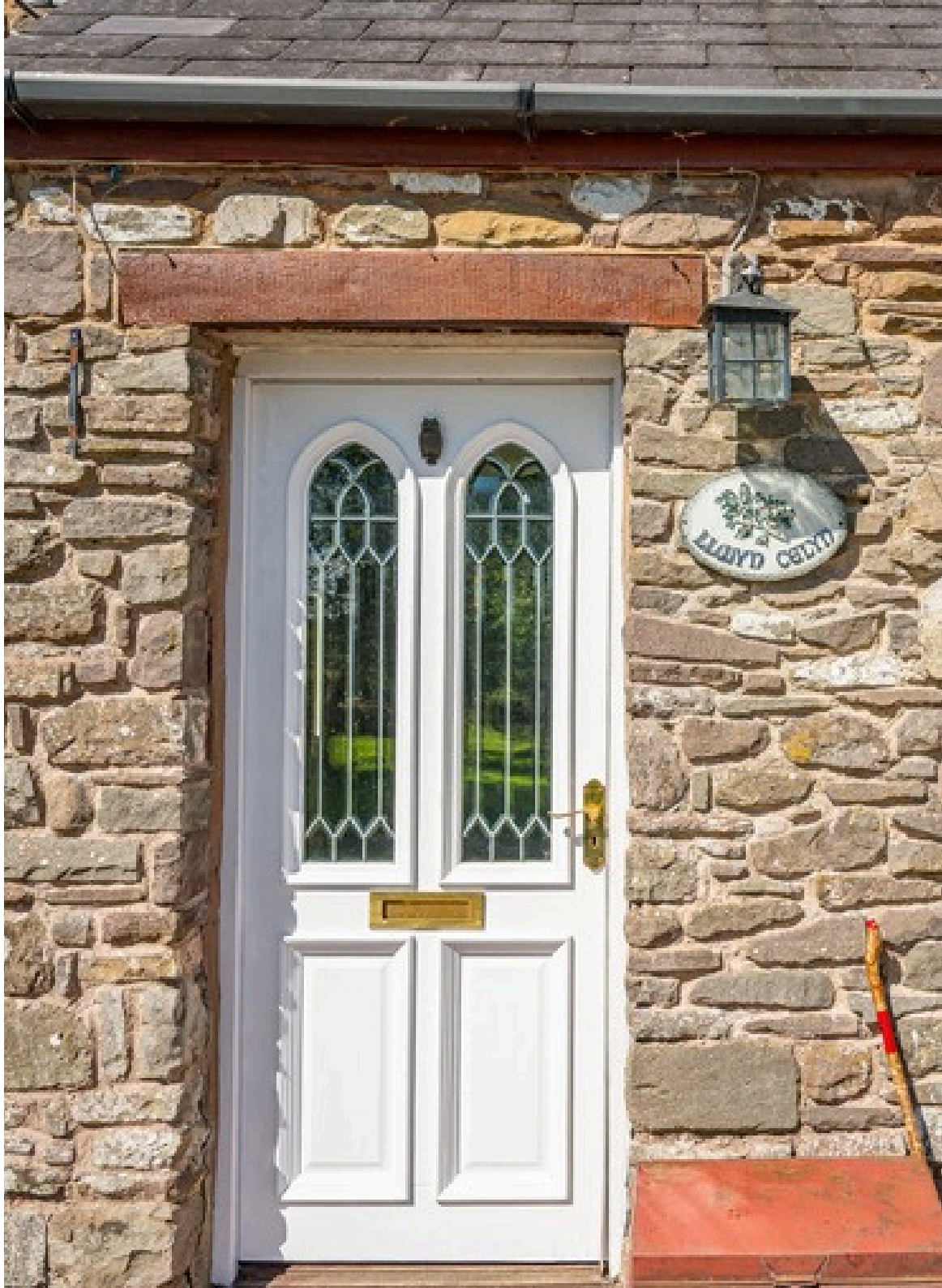
A wonderful and welcoming stone cottage with origins in the 1800s, full of character and with many period features. The cottage has been in the same ownership for circa 40 years, originally forming part of the Glan Usk Estate and offers the rare opportunity to own a delightful home, in a beautiful, rural location and yet within a few minutes' drive of A roads, within walking distance of the Brecon and Monmouth Canal and circa 1.5 miles from the picturesque and award winning town of Crickhowell. The cottage sits in just under an acre of gardens and grounds, surrounded by open fields and benefits from outbuildings including a detached stone garage with a pitched roof, carport with attached stone and timber barn/wood store and a wooden garden shed. The views from all aspects are spectacular and include The Sugar Loaf and Table Mountain.

SELLER INSIGHT

"Escaping from London to Wales in the 1980's to live the 'good life' in the rural idyl of the Beacons and Black Mountains was the right decision. It took several years to find the right home in the right location with that balance between privacy and solitude, but accessibility to local amenities. Surrounded by the national park, and overlooking the beautiful Glan Usk estate, with a network of footpaths through the surrounding fields, it feels like living within one's own country park. The profusion of animal and bird life is breath taking.

As soon as we drove up the green lane over the canal, and up to the solitary cottage with the stunning views across the valley (including Table Mountain and the Sugat Loaf), we knew this was the one, and we still feel that way today. Everything one wants - calm seclusion, food for the soul, country pursuits and community – is to be found here.

The last 40-odd years have been wonderful, but the children have flown, and the time is now right to 'down-size' to one of the local villages."



KEY FEATURES

- Stone cottage located in an idyllic rural location with spectacular views
- Situated within the Brecon Beacons / Bannau Brycheiniog National Park
- 2 reception rooms plus kitchen/breakfast room, study and sun room
- 4 bedrooms, one of which has an en-suite shower room and balcony
- Much character and many period features including exposed beams
- Set in own grounds of just under an acre surrounded by open fields
- Outbuildings include garage and car port with attached barn/ woodstore
- Within walking distance of the Brecon and Monmouth Canal and Crickhowell
- Quick access to A roads and the picturesque town of Crickhowell



GROUND FLOOR

Enter through the front door into an entrance hall with double glazed doors to the inner hall and downstairs W.C. Through the double doors is the inner hall where the staircase rises to the first floor, doors lead to the kitchen/ breakfast room and to the sitting room. The kitchen breakfast room is a traditional farmhouse style with wooden cupboards, tiled floor and traditional stone fireplace. A door leads to a useful utility/boot room and to the glazed garden room, the perfect place to enjoy views across the garden, open fields and beyond. On the opposite side of the hall to the kitchen is the impressive sitting room with windows to both the front and rear aspects and a traditional stone fireplace with wooden mantle and a wood burning stove set on a stone hearth. Doors off the sitting room access a useful study with window to the front and a cosy snug, again with a stone fireplace housing a woodburning stove. The snug has a full length glazed door leading to the outside terrace. The sitting room, study and snug all have exposed timbers which, together with the stone fireplaces, adds character to the rooms. The 3 reception rooms offer versatility in terms of their use and afford views to the garden and open fields beyond.









FIRST FLOOR

The staircase rises to the first floor landing which is full of character with exposed A frame timbers, brace and ledge doors and wooden balustrades. The landing has two windows with superb views, which are also enjoyed from the bedrooms. On the first floor is a principal bedroom with an ensuite shower room, three further bedrooms and a family bathroom with free standing claw foot bath. There is some restricted head height on the first floor, the compromise of the character with exposed beams and timbers.







OUTSIDE

The cottage is approached via a country lane, over a canal bridge and ending at the property so there is no passing traffic which adds to the appeal of the idyllic rural location. A wooden 5 bar gate leads to the private driveway with ample parking for several vehicles. A stone path leads to the front of the cottage and continues to the rear. The level gardens and grounds are surrounded by open fields and include lawns, mature trees and hedges. The grounds are bordered by a stone wall to the front and wooden fencing to the side and rear boundaries which adjoin open fields. The outbuildings include an open fronted carport with attached stone and timber barn and a detached stone garage with pitched roof which could be, subject to any relevant planning consents, converted to an annexe or studio.











LOCAL AREA

The cottage is located on the lower slopes of the rural community of Ffawyddog, located approximately 1.5 miles from the picturesque town of Crickhowell, a thriving town with independent shops and a good range of amenities including well-regarded primary and secondary schools, library, doctors' and dentists' surgeries, restaurants and public houses. Crickhowell, which has been voted one of the best places to live by the Sunday Times, lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities such as walking and cycling. Abergavenny, circa 8 miles to the east, has wider facilities including supermarkets, a general hospital, leisure centre, bus station and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road circa 4 miles and the A40 circa 2 miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

DIRECTIONS

Directions will be provided by the Agent prior to viewings.



INFORMATION

Price: £625,000

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: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold

Services: We understand that the property is connected to mains electricity. Oil fired central heating system, a new external oil fired boiler was installed in 2023. Private spring water supply via a spring on the Glan Usk Estate, UV Filter fitted and water tanks replaced in 2024. Private drainage via a septic tank, the tank was inspected in 2025. The present vendors have also commissioned an electrical certificate and have ensured that the services to the cottage have been inspected and checked prior to marketing for sale.

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

Mobile: The vendors use Vodaphone for telephone calls and internet. Please make your own enquiries via Ofcom.

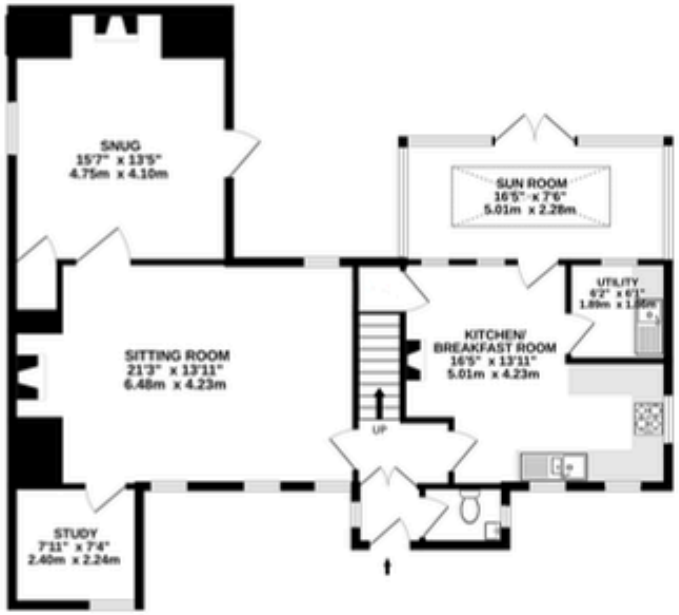
Title: The house is registered under Title Number WA633500 – a copy of which is available from Parrys.

Agent's Notes: The private water supply is via the Glan Usk Estate, full details to be supplied by the agent.

General covenants include : All buildings to be constructed from natural stone ; not to construct a swimming pool or natural pond on the property ; not to erect any masts or structures exceeding 6 feet in height; not to colour wash the elevations of any building erected on the property and not to carry on any trade or business at the property. Full details available from agent.

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.

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



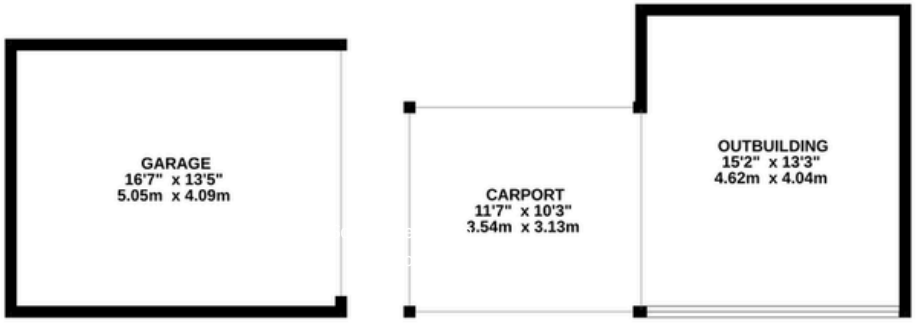
1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



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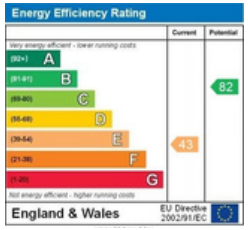
TOTAL FLOOR AREA : 1744 sq.ft. (162.1 sq.m.) approx.

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 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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TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.

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Watch the video tour here

The Property Ombudsman

All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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