

VILLAGE FARM HOUSE AND THE BOTHY

LLANGATTOCK | CRICKHOWELL | POWYS | NP8 1PH

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Ahead of the curve

WELCOME TO VILLAGE FARM HOUSE AND THE BOTHY

Set in the heart of the sought-after village of Llangattock, beside the historic Church of St Catwg and within Bannau Brycheiniog (Brecon Beacons) National Park, Village Farm House and The Bothy present a rare opportunity to acquire a substantial period home alongside a separate cottage. Together, the two properties extend to just under 4,000 sq. ft.

On the market for the first time in nearly half a century, Village Farm House is a remarkable period property dating from around 1695, with generous and versatile accommodation arranged across three floors. Traditional character and handsome original features create a welcoming and charming home.

Sitting alongside the main house, The Bothy is a spacious two-storey cottage with its own separate entrance, offering potential for extended family, guests or supplementary income, subject to any necessary consents.

Two individual dwellings. One exceptional opportunity.

KEY FEATURES

- Grade II listed farmhouse dating from around 1695
- Separate two-storey cottage known as The Bothy
- Seven bedrooms
- Three bathrooms, plus a separate WC
- Three reception rooms
- Established walled garden
- Double garage plus driveway parking for two cars
- Stunning mountain views from both properties
- Located in the heart of Llangattock village



VILLAGE FARM HOUSE

Rich in period detail, Village Farm House retains an abundance of original features, including a beautiful Welsh oak staircase rising through all three floors, substantial oak beams, an impressive dining-room fireplace and a traditional stone-flagged cellar. Together with its established walled garden, these features give the house a distinctive identity. All the bedrooms enjoy stunning views across the surrounding countryside, with the mountains beyond.



GROUND FLOOR

The ground floor offers a wonderful balance for living and entertaining. A spacious dual-aspect sitting room and separate dining room, each with an attractive fireplace, provide an inviting setting for everyday life and special occasions. The dining room fireplace is believed to be of Tudor origin.

French doors from the dining room open onto the front patio, while those from the sitting room lead directly out to the garden, creating an appealing connection between the interior and its outdoor surroundings.

To the rear, the well-appointed kitchen/breakfast room forms a practical and sociable heart to the home. A useful utility area and separate WC complete the ground-floor accommodation.















FIRST FLOOR

The first floor comprises an impressive principal bedroom with en-suite bathroom featuring a traditional Victorian freestanding roll-top bath. Also on the first floor is a further generous double bedroom and a smaller room currently used as an office.

The family bathroom is situated on the half-landing between the ground and first floors. A large period mirror on the landing adds a distinctive decorative feature, while original beams throughout the rooms enhance the home's historic character and charm.

















SECOND FLOOR

The substantial oak staircase continues to the second floor, where two further double bedrooms sit beneath exposed timbers. The elevated position provides lovely views across the surrounding countryside, with the mountains beyond.

Period detailing, traditional materials and a wealth of character create an appealing canvas for a new owner to enjoy and make their own.





THE BOTHY

The Bothy is a charming, separate cottage dwelling, converted from a former stone barn. Arranged over two floors, it offers well-proportioned accommodation with its own character and considerable versatility, while remaining conveniently positioned alongside Village Farm House.

The ground floor features a double bedroom and a bathroom. Upstairs are a further double bedroom, fitted kitchen and separate sitting room. The generous feel of the accommodation, together with the elevated position of the living space, creates a welcoming environment, with natural light and attractive views towards the Church and mountains beyond.

The Bothy's independent layout and own front door provide a valuable degree of separation from the main farmhouse, creating exciting possibilities for extended family living, independent guest accommodation or potential letting, subject to any necessary consents.













OUTSIDE

The outdoor spaces are an important part of the appeal of Village Farm House and The Bothy, offering a variety of settings in which to relax, entertain and enjoy village life.

A front path leads through a wrought-iron gate into a good-sized, walled patio extending across the front of Village Farm House, creating an attractive and welcoming approach to the property.

To the rear, a walled garden provides a sheltered and private setting in which to relax and enjoy the outdoors. French doors from the sitting room open directly onto a raised terrace, creating a natural extension of the living space and an inviting spot for outdoor relaxation. Steps lead down from the terrace to the stone patio, which is also accessed directly from the back door.

The patio provides convenient access to the garage and cellar, as well as a back gate leading to the rear lane.

A separate garden area, accessed via the rear lane, offers exciting potential to create a landscaped outdoor space for The Bothy, or to extend the garden provision for either property.

This undeveloped area provides an opportunity for a new owner to shape the space to suit their needs, subject to any relevant permissions and access arrangements.





GARAGES AND PARKING

A generous double garage provides excellent storage, while the private driveway directly in front offers convenient off-street parking for two cars.



CELLAR

A traditional stone-flagged cellar, currently set up as a wine cellar, provides a characterful and practical space with potential for alternative uses, subject to any necessary consents. It is accessed via a stone staircase from the utility area or by stone steps from the garden. The garden access is particularly appealing in summer, making it easy to enjoy the cellar as part of relaxed outdoor entertaining.

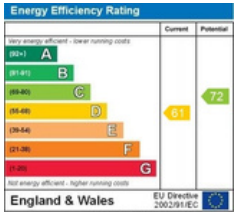




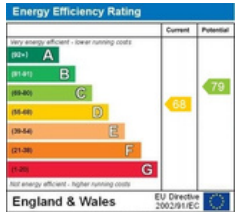
VILLAGE FARMHOUSE & THE BOTHY (YELLOW) LLANGATTOCK, CRICKHOWELL, NP8 1PH

TOTAL FLOOR AREA : 3908 sq.ft. (363.1 sq.m.) approx.

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The Bothy



Village Farm House

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LOCAL AREA

Llangattock Village is a conservation area within Bannau Brycheiniog (Brecon Beacons) National Park. It combines a strong sense of community with beautiful surrounding countryside, making it an attractive place to call home. It also benefits from The Horse Shoe Inn, a much-loved village pub known for its welcoming atmosphere.

Llangattock has an excellent primary school, while Crickhowell High School, including its sixth form, is approximately a 15-minute walk or 4-minute drive away. In Crickhowell, you will also discover a range of independent shops, cafés, restaurants, traditional inns and everyday amenities along its quaint High Street.

The River Usk and surrounding countryside offer a wide range of recreational and outdoor activities, such as walking, cycling and fishing. Abergavenny, circa 8 miles (15 minutes by car) to the east, has 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 away and the A40 circa 2 miles away, providing access to the A470 for Cardiff, the A4042/A449 for Newport, and the M50 and M4 motorways.

DIRECTIONS

From Abergavenny, proceed west along the A40 through Crickhowell, passing the Bear Hotel on your right. Opposite the petrol station, turn left into New Road and continue through the traffic lights and over the stone bridge. Turn left, then immediately right, following the signs for Llangattock, by the Vine Tree Restaurant. Continue through Llangattock, passing the Horse Shoe Inn on your right. Take the next right-hand turn; Village Farm House and The Bothy will be found on your right, just before the Church.

What3Words: ///wisdom.punchy.impresses



INFORMATION

Asking Price: £895,000

Local Authority: Powys County Council.

Council Tax Band:
Village Farmhouse – G
The Bothy - E
Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating:
Village Farmhouse - D
The Bothy - D
To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: Both properties are connected to mains electricity, gas, water and drainage.

Broadband: Full fibre broadband is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, 02,Three and Vodafone are good outdoor and variable indoors. Please make your own enquiries via Ofcom.

Title: Village Farm House is registered under Title Number CYM88285 and The Bothy is registered under WA690279 a copy of which is available from Parrys. A copy of the Grade II Listing order is also available from the agent.

Agent's Notes: Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HM Land Registry and provided by our sellers.



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