

Estate Agents

Taylor & Co

Abergavenny

# Tretower

Crickhowell NP8 1RD

Asking Price

£325,000

# Tretower

## Crickhowell, Powys, NP8 1RD

Two bedroomed detached cottage in a delightful semi-rural hamlet in the heart of the Bannau Brycheiniog National Park
Lounge / diner with stone fireplace & wood stove | Dual aspect modern kitchen / breakfast room | Rear hallway with cloaks cupboard
Landing with eaves storage & an inbuilt wardrobe | Two first floor bedrooms with views towards Tretower Castle | White bathroom suite
Wrap around south west facing gardens affording a view of the castle & hillside beyond | Garden summerhouse with patio
Courtyard opening onto a sun terrace with sloping pathway, steps & grassed terraces, well stocked with variety of plants and fruit trees
Attached outbuilding / store | On street parking | No forward chain

**This charming detached two bedroomed stone-fronted cottage is nestled within an ancient hamlet in the heart of the Bannau Brycheiniog National Park. Occupying an elevated position above the road, the property enjoys beautifully established south-westerly gardens which wrap around three sides of the cottage and offer a stunning bird's-eye view of the medieval Tretower Castle directly opposite. Despite its historic setting, the cottage is exceptionally well connected. The adjoining road provides convenient access to neighbouring towns and villages, while the nearby market town of Abergavenny offers a mainline railway station with links to destinations further afield.**

**Entered via a door flanked by twin windows to either side, the lounge / diner at the front of the cottage has great proportions, spanning the width of the front of the house and having a stone fireplace which hosts a wood stove. A latched door opens into a modern and recently re-fitted dual aspect kitchen / breakfast room which has a range of shaker style units, plus a plate rack and display shelving which sits beautifully alongside exposed beams and partly exposed stone walling. A door opens from this room into the rear hallway which provides access to the first floor, but also into a wall enclosed courtyard, making dining outdoors easy and simple to do.**

**The two first floor bedrooms both enjoy splendid views across a field to Tretower Castle which sits directly opposite the cottage. Both bedrooms have exposed stone walling, as does the white bathroom suite which serves the bedrooms. There is a good deal of storage on the first floor with a large eaves storage space, plus an inbuilt wardrobe.**

**Outside, the gardens are tiered to maximise the space and include a courtyard, a raised shingled patio and pathways opening onto a lawn. The views towards the castle are quite lovely and can be enjoyed from the timber garden summerhouse at the top of the garden. Although there is no garage with the property, there is an attached outbuilding which is suitable for storing garden implements and furniture. Given that it is near to the kitchen, it may be worth investigating whether it could be used as an exterior utility space. Parking is on street and there is no forward chain with the property.**

**SITUATION** | Tretower is a small and ancient hamlet in the heart of the Bannau Brycheiniog - Brecon Beacons – National Park, sitting betwixt Crickhowell and Cwmdu on the village "A" road linking the towns and villages from Crickhowell to Talgarth. Surrounded by the stunning landscape of the Black Mountains, Tretower is best known for its impressive medieval Court with its great hall and the remains of its Castle which attracts tourists and visitors from far and wide who flock to the area to admire its 900 year history and its preserved magnificence.

Tretower is approximately 3 miles from Crickhowell. Crickhowell is a vibrant, thriving market town, set in stunning Bannau Brycheiniog - Brecon Beacons - National Park on the banks of the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors. Crickhowell is renowned for its independent businesses including grocery stores, butchers, a delicatessen, family hardware store, zero waste shop, a newsagent/post office, individual boutiques, a book shop with visiting authors, a tourist information centre, library, plus various sports facilities.

The town also has a doctor's surgery, dentist, optician, petrol station, numerous pubs, eateries and hotels - including The Bear, open since 1432 - a well-used local community hall and St Edmund's church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choirs, and a thriving U3A.

The Monmouthshire market town of Abergavenny is about 9 miles away providing an abundance of amenities with excellent access for commuters via road and rail. The town's railway station has regular services into central London and Bristol via Newport and Cardiff, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

## ACCOMMODATION

**The accommodation is shown in brief below:**

### GROUND FLOOR
Lounge / Diner
Modern Kitchen / Breakfast room
Rear Hallway opening into a garden courtyard

### FIRST FLOOR
Landing with eaves storage area and inbuilt wardrobe
Bedroom One
Bedroom Two
White Family Bathroom Suite

## OUTSIDE

The cottage is in an elevated position above the road and is approached via a set of steps leading to a pretty low wall enclosed terrace running the width of the property providing access to the entrance door and a seating area with a fantastic view of Tretower Castle which lies directly opposite. The gardens of this home are a particular feature wrapping around three sides of the cottage with a private courtyard immediately adjoining the property and providing a secluded position to dine outdoors. A true gardener's delight, a set of stone steps leads from the front terrace into the main body of the garden which has been

arranged with different areas of interest providing an array of seating areas and delightful spaces looking towards Tretower Castle. The garden is tiered allowing for maximum use of the area with shingled pathways blending with lawned gardens planted with a plethora of shrubbery and flowers, plus fruit trees and at the top of the garden, a productive vegetable patch. A rose clad archway opens into a shingled patio area hosting a timber framed garden summerhouse complete with arched windows and double doors, lending itself to a variety of uses. The dual garden terraces lead to a further area of garden which runs behind the neighbouring properties, providing an extended outside space for this characterful home. A large **ATTACHED "L" SHAPED STOREROOM** provides a useful additional resource for the cottage, plus there is a small stone outbuilding in the corner of the garden.

## GENERAL

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

**Services** | LPG gas, mains electric, water and drainage are connected to the property.

**Council Tax** | Band D (Powys County Council)

**EPC Rating** | Band F

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

**Covenants** | The property is registered with HMLR on two Titles. Title Number WA691786 and CYM526474. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Full fibre broadband connection available. According to Openreach.

**Mobile network** | Three, 02, EE, Vodaphone indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**
**T** 01873 564424
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**Reference** AB566

## GARDENS



























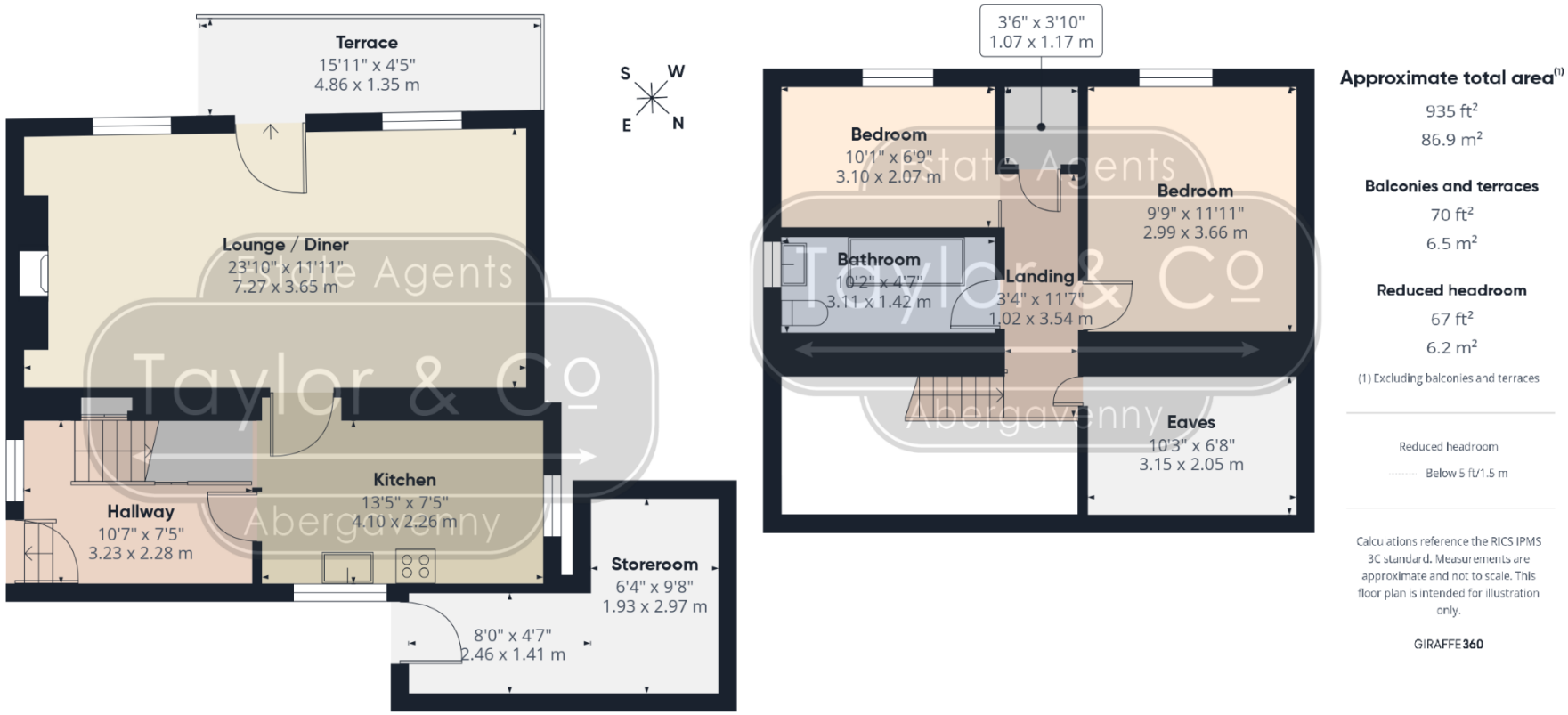


# Floorplan

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**Approximate total area**(1)

935 ft²

86.9 m²

**Balconies and terraces**

70 ft²

6.5 m²

**Reduced headroom**

67 ft²

6.2 m²

(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.

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