



Ty-Cwrt, Cwmdu, Crickhowell, Powys, NP8 1RS

£750,000

**jackson**  
property

# Ty-Cwrt

Cwmdu, Crickhowell, NP8 1RS

Spectacular location in the Black Mountains National Park | Set in its own grounds and totally private | Panoramic southerly views and aspect | 3 acres | Originally a Welsh Longhouse | Restored throughout with original stone features | Converted annexe above the garage potential for holiday let | Outbuildings and Garage

- Private Location in The Black Mountains
- Gardens and Grounds Extending to Approximately 3 Acres
- Unrivalled Views
- Private Driveway, Parking Forecourt
- Triple Garage with Annexe & Garage/Workshop
- Farmhouse Kitchen, Conservatory with Panoramic Views
- Utility, Boot Room, Dining Room, Sitting Room,
- Study, En-Suite Master Bedrooms

**£750,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779  
hereford@bill-jackson.co.uk  
www.bill-jackson.co.uk



#### Situation

The property lies in a totally private position in one of the most spectacular locations in the Black Mountains, within easy access of the local town of Crickhowell (under 10 minutes) with Abergavenny and the Heads of the Valley, giving transport by rail or car to Cardiff, Bristol, London and the Midlands (20 minutes to motorway system). Crickhowell is home to a range of local eateries, shops and newsagent, together with Abergavenny which offers further amenities and popular annual food festival.

#### Description

The property is approached by an impressive private, gated driveway which bisects the 3 acres leading to a large parking forecourt in front of the triple garage

Above the garage is a studio suite with its own utility area, shower room and south facing balcony with unrivalled views.

There is also a fully insulated detached garage, garage/workshop with power and garden shed.

The Kitchen/Breakfast Room boasts a feature wood burning stove with stone surround and exposed beams, a range of matching storage cupboards, space and power for a range cooker, single sink and drainer and doorway into a separate Dining Room and into the welcoming Living Room with double doors out to the private gardens and inset wood burning stove with attractive brick surround, together with exposed beams.

A door from the Kitchen also gives access into the charming Conservatory with panoramic views over the gardens and unspoilt countryside – the views are truly amazing and the room is complemented by a wood burning stove. Off the Living Room is a private Study and door into Shower Room.

The Boot Room and Utility Room are ideally located next to each other with fitted cupboards and WC, space for a washing machine and dryer.

From the kitchen a staircase leads up to the first floor landing. A door leads into Bedroom 3 with built-in cupboards and a doorway into the large Master Bedroom Suite with built-in cupboards, vaulted ceiling and 4 piece en-suite.

To the left wing is a further bedroom and Family Bathroom.

The landscaped gardens surround the property and are mainly laid to lawn. In the grounds is a workshop/garage with power, and garden shed, together with a small woodland area.

#### Council Tax

Powys Council Tax Band B

#### Services

Mains electricity, private water and drainage (septic tank), oil fired heating, calor gas, logburner and double glazing.



## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Directions

From Abergavenny take the A40 Brecon road, Proceed through Crickhowell. Stay on the A40 (Ignore Sat Nav). After approximately 4-5 miles there is sharp right hand bend, continue for a few 100 yards (past a sign saying Bwlch) then a sharp left hand bend; In approximately 50 yards turn right past the white Cottage, almost going back on yourself. Proceed for approximately 1.4 miles over the cattle grid, through the gated road (please close gate behind you), then the property is approximately 0.25 miles on the left hand side.

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

May 2019



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 38, Potential 84

Environmental Impact (CO<sub>2</sub>) Rating: Current 34, Potential 75

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