



Dyffryn Ganol  
Llanbedr | Crickhowell | Powys | NP8 1ST

FINE & COUNTRY





# KEY FEATURES

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- Beautiful country home with breathtaking views
- Light and spacious rooms with period features
- Origins in the 18th century with modern additions
- Splendid south facing mature landscaped gardens
- Secluded (no habitations visible from house during summer months)
- Ample parking plus 2 garages, workshop and stone shed
- Stone outbuilding with workshop and studio over
- All set in circa 2.3 acres
- Additional land of circa 2.5 acres available by separate negotiation





# OVERVIEW

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An opportunity to purchase a home with much character and period features combined with contemporary upgrades to create a spectacular country house, complemented by beautiful mature gardens with glorious panoramic views. Arranged over two storeys, the original 18th century dwelling was extended in 1964 and 1978 and now offers a footprint of circa 3300sqft/300sqm.





# GROUND FLOOR

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The front door opens into the original part of the house, now used as a dining room / snug. A room with a wealth of features including a stone fireplace with wood burning stove on a raised hearth, exposed oak beams and door to the original stone staircase cupboard. An arch from the dining room leads to the inner hall which provides access to all the principal ground floor rooms. In practice, the door to the garden room from the veranda is used on a day to day basis as the primary entrance, a glazed room positioned to both enjoy the views and a morning coffee. Open plan to the garden room is a light and spacious sitting room with a feature fireplace and archway to the study with built-in cupboards, drawers and book shelving. From the sitting room a door opens into the hall, to the far end of which there are doors to a W.C. and to a useful utility room, beyond which is the boiler room and boot room with built-in cupboards and doors at either end to outside.

On the opposite side of the hall from the sitting room and adjoining the dining room is a comprehensively fitted kitchen with a range of wood fronted cupboards and space for a breakfast table. The hall also leads to a spacious family/games room with a gas fire and double doors opening out onto the side terrace. This is a perfect, informal room - ideal for a family to gather, a childrens' playroom, games room or perhaps a library/cinema room.

To summarise, on the ground floor we have 3 spacious reception rooms, the dining room with the original features from the circa 18th century and the more modern sitting room and family room plus the garden room with picture windows capturing the panoramic views. The ground floor is completed by a fitted kitchen, study, useful utility room, boot room and store to the rear, and a W.C. located off the hall. The generous and flexible accommodation would lend itself to multi generation living with the possibility of one of the reception rooms being used as a bedroom and the utility room being subdivided to provide a downstairs shower room.

















# FIRST FLOOR

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Stairs rise from the hall to the first floor landing where 5 bedrooms, 2 of which are ensuite, plus a family bathroom are located. In addition to the bedrooms is an office which could, potentially, be a dressing room for one of the principal bedrooms. The bedrooms to the front and side of the house have beautiful views and are flooded with light. A good sized linen/storage cupboard with hot water tank is located on the landing.









# GARDENS AND GROUNDS

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The garden speaks for itself. No words can do justice to the fabulous, extensive south facing gardens which brighten the duller days with the colourful planting, perfect lawns, specimen trees, stone terraces and stream running down from the mountain behind forming a natural water feature. Spanning the south front of the house is an attractive veranda, an ideal place to relax and enjoy the panoramic views.

From the road, the house is approached across a cattle grid and along a 90 metre long front driveway to the ample parking area set discreetly to the side of the gardens.





























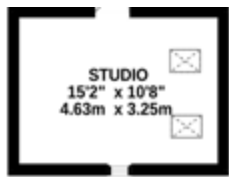




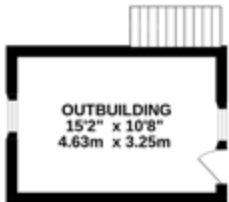
# OUTBUILDINGS

The driveway continues to a barn, now a double garage and workshop (which has the scope, subject to any relevant planning consents, to be improved to provide further garaging or perhaps ancillary accommodation), a separate stone shed and logshed and thence down the back drive to the road.

Next to the house sits a delightful detached stone outbuilding, covered in established wisteria. It is currently used as a workshop on the ground floor, with external stone steps to a studio on the first floor.



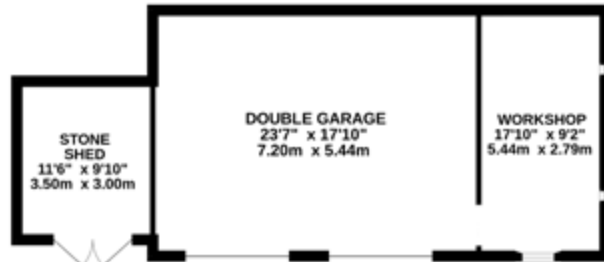
1ST FLOOR  
202 sq.ft. (23.3 sq.m.) approx.



## DUFFRYN GANOL OUTBUILDINGS

TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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GROUND FLOOR  
860 sq.ft. (79.8 sq.m.) approx.







# LOCAL AREA

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Dyffryn Ganol is situated off a country lane circa 1 mile from the pretty village of Llanbedr and circa 2.5 miles from the picturesque town of Crickhowell. The village of Llanbedr is centred around an historic church, and also has a village Inn, The Red Lion and a Community Hall. Crickhowell, which lies on the banks of the River Usk, has a good range of local shops, including many independent retailers, schools and services. The market towns of Monmouth, Abergavenny, Brecon and Hereford are all within easy reach and provide more extensive shopping and recreational facilities. The A40 at Crickhowell provides direct access to Brecon and to the historic town of Abergavenny is approximately 6 ½ miles where there is a main line railway station and access to the A449/A465 which in turn link to the M4/M5 and M50 motorway networks. The valley runs through the stunning Black Mountains and lies within the Brecon Beacons (Bannau Brycheiniog) National Park renowned for its outstanding natural beauty.

**Directions:** From Crickhowell, turn left at Greenhill Way (just before the fire station), turning right onto Standard St (soon becoming Bellfountain Road) at the mini roundabout. Continue on this road for approximately 2.6 miles until arriving at the private drive of the property on the left hand side of the road, which can be recognised by a small sign bearing the name 'Dyffryn Ganol', and a cattlegrid flanked by small stone walls.

**What 3 words:** ///goodbye.trouser.creatures



# INFORMATION

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**Offers in the region of:** £1,250,000

**Local Authority:** Powys County Council

**Council Tax Band:** H. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** E

**Tenure:** Freehold

**Services:** We understand that the property is connected to oil fired central heating, a gas fire, spring water and a septic tank.

**Broadband:** Superfast broadband speeds currently supplied via Wireless Bridge on community system. Further details available from the vendor.

**Mobile:** EE and Three are likely to be available outdoors, with limited EE inside. Please make your own enquiries via Ofcom.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

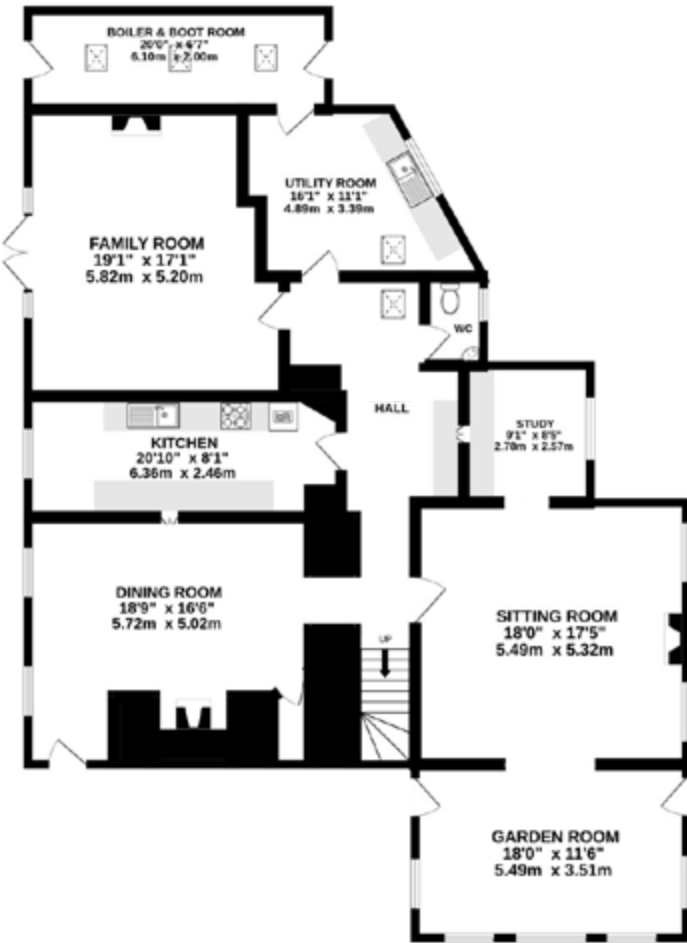
**Title:** Property is registered under title number CYM386939, a copy of which is available from the agent.

**Agent's Notes:** The tennis court adjoining the far boundary of the property is not included in the sale. The new owners of Dyffryn Ganol will have first option to purchase in the future, and the vendor is prepared to discuss use of the tennis court with the buyers of Dyffryn Ganol.

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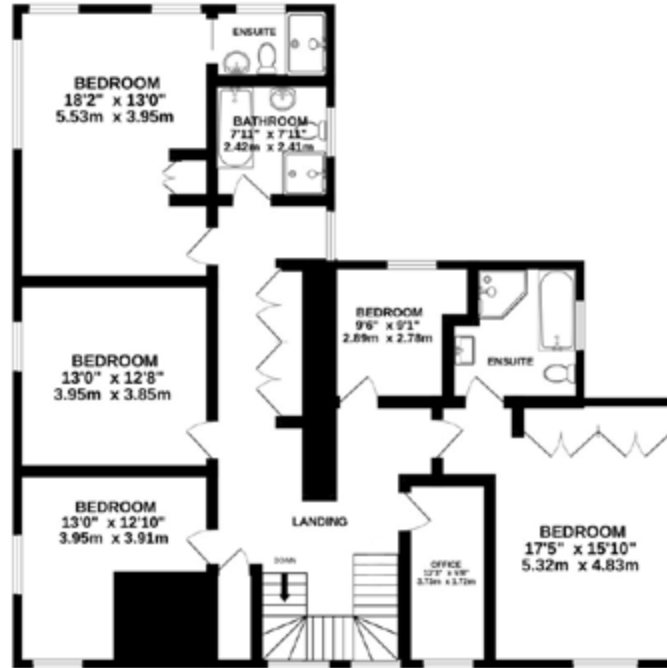


**GROUND FLOOR**  
1839 sq. ft. (170.9 sq.m.) approx.



**FINE & COUNTRY**

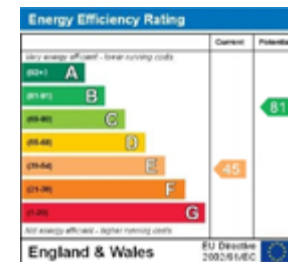
**1ST FLOOR**  
1400 sq. ft. (130.1 sq.m.) approx.



DYFFRYN GANOL, LLANBEDR, CRICKHOWELL, NP8 1ST

TOTAL FLOOR AREA : 3239 sq. ft. (300.9 sq.m.) approx.

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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