



# THE OLD MANOR HOUSE

MIDDLE GAER | CWMDU | CRICKHOWELL | NP8 1SB

# THE OLD MANOR HOUSE

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The Old Manor House is Grade II\* Listed Hall House dating from C1500 retaining many of the original medieval and period features. The dwelling is believed to be the earliest component of an impressive group of period houses comprising Middle and Upper Gaer.



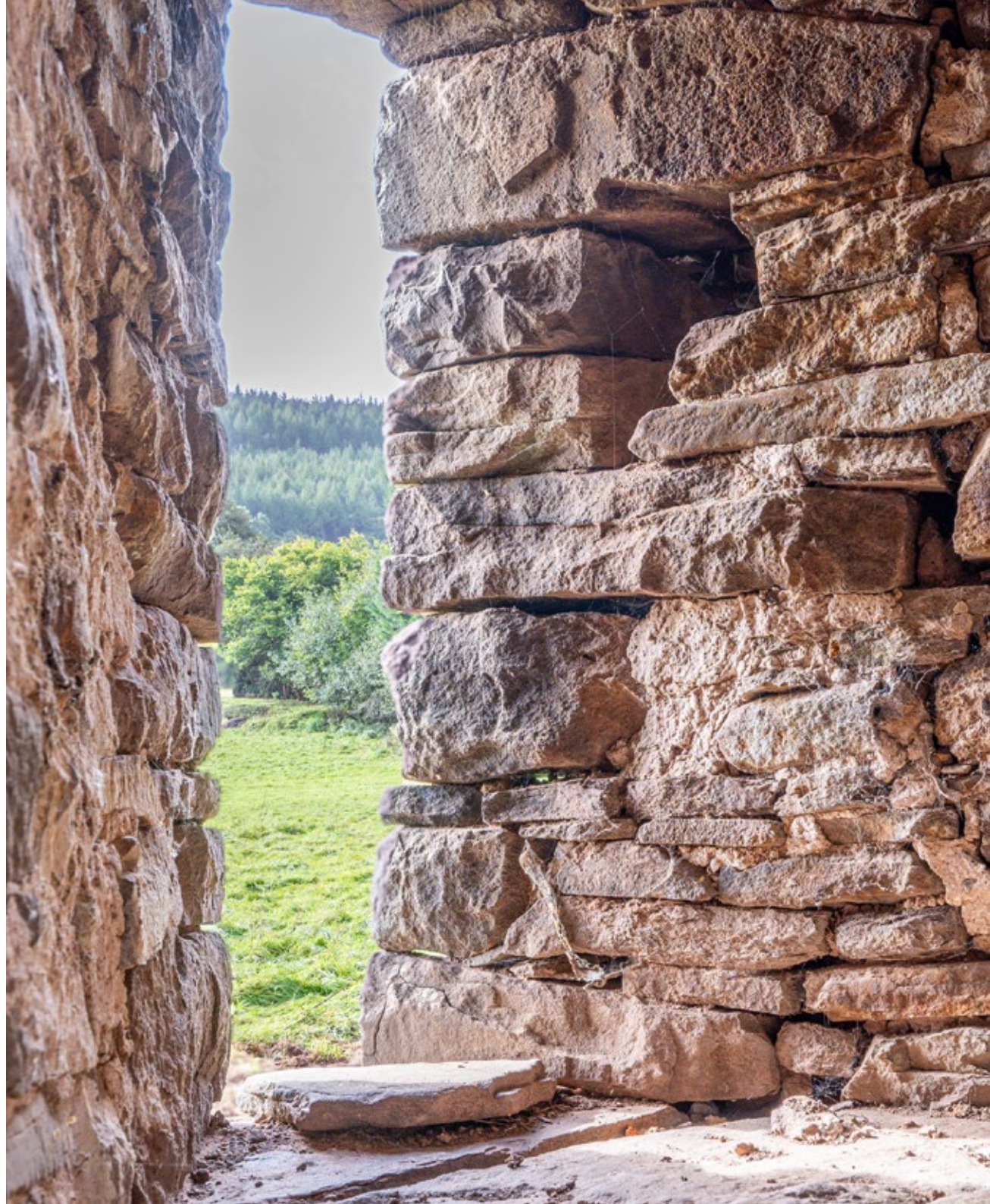




# KEY FEATURES

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- Grade II\* Listed Historic House and Barn for renovation
- Quiet rural location with open views
- Circa. 3 acres garden and pastureland
- Many period features remain in situ
- Planning and listed building consent granted





# OVERVIEW

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Located in the heart of the of the Brecon Beacons National Park (Bannau Brycheiniog) The Old Manor House sits in approximately 3 acres, currently pastureland. It is served by a country lane in a quiet location with open views over surrounding farmland and to the mountains and hills beyond.

The listing by CADW describes the house as:-  
'A hall house of c1500 into which chimney block with staircase was added mid C16, soon after which the walls were raised and a continuous first floor was inserted with doorways through the chimney block, followed by the insertion of an attic storey. The house had probably been converted for farm use by the C18 but was probably occupied in conjunction with the new house at Middle Gaer to W of old house and built early C17, possibly the result of gavelkind, the division of holding equally among sons.'

Planning and Listed Building consent have now been obtained for the refurbishment of the house and the incorporation of the adjacent barn to residential use.

The Old House presents a very rare opportunity to restore an historic building, in a very attractive rural hamlet, to residential use and to create an imposing house of manageable size and considerable character.

Although now derelict and in agricultural use for many years the building retains many period features including freestone window and door dressings, wall paintings, large oak roof trusses and a large open fireplace with a massive oak lintel.





# THE PROPOSED ACCOMMODATION

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- Over three floors
- Main and rear entrance halls
- Reception Room
- Large Living/Dining/ Family Kitchen
- 4 Bedrooms
- Study/Bedroom 5
- 4 Bath/Shower rooms
- New 3 bay carport with woodstore and workshop





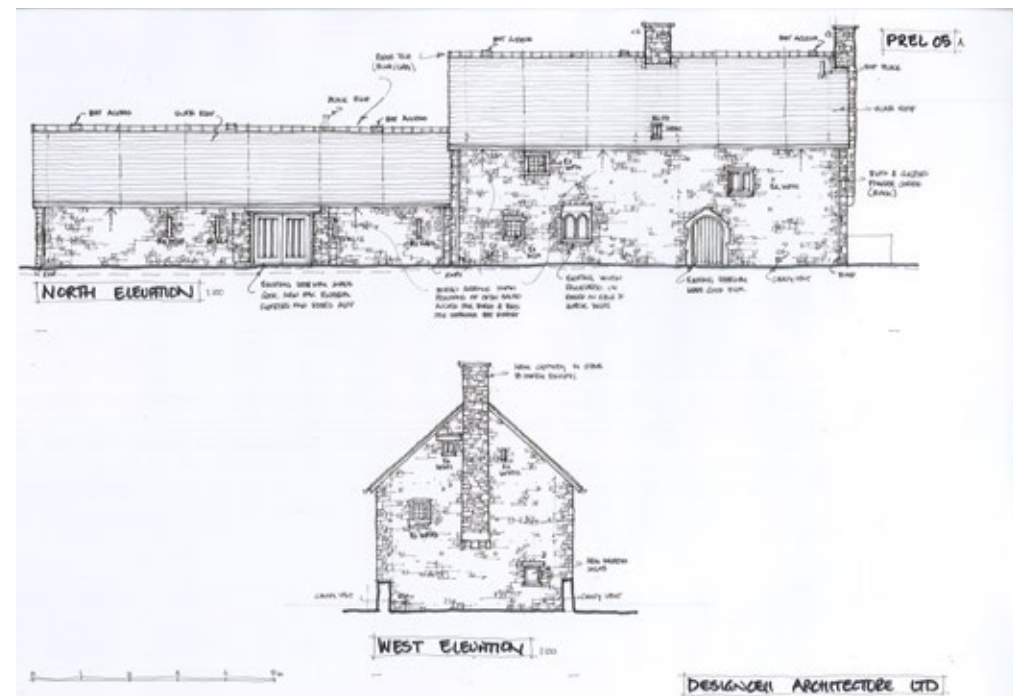
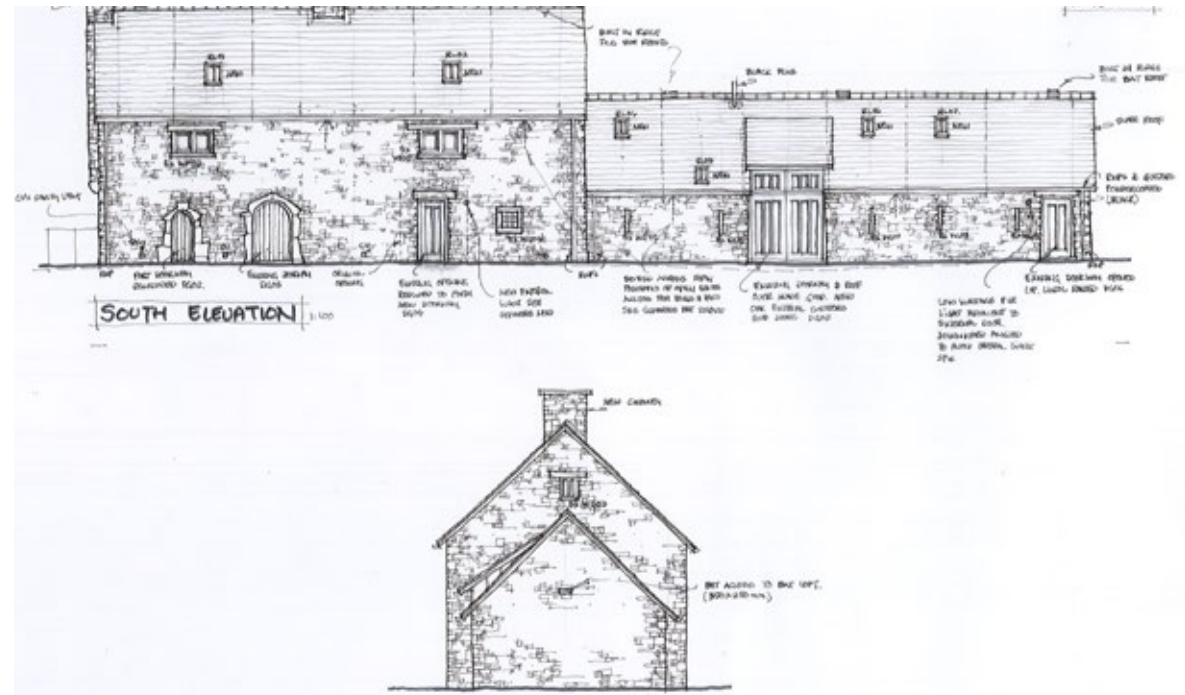




# PLANNING AND LISTED BUILDING CONSENT

Copies of Planning and listed building consents together with supporting documents, plans and correspondence can be found on the Brecon Beacons National Park planning portal at:-

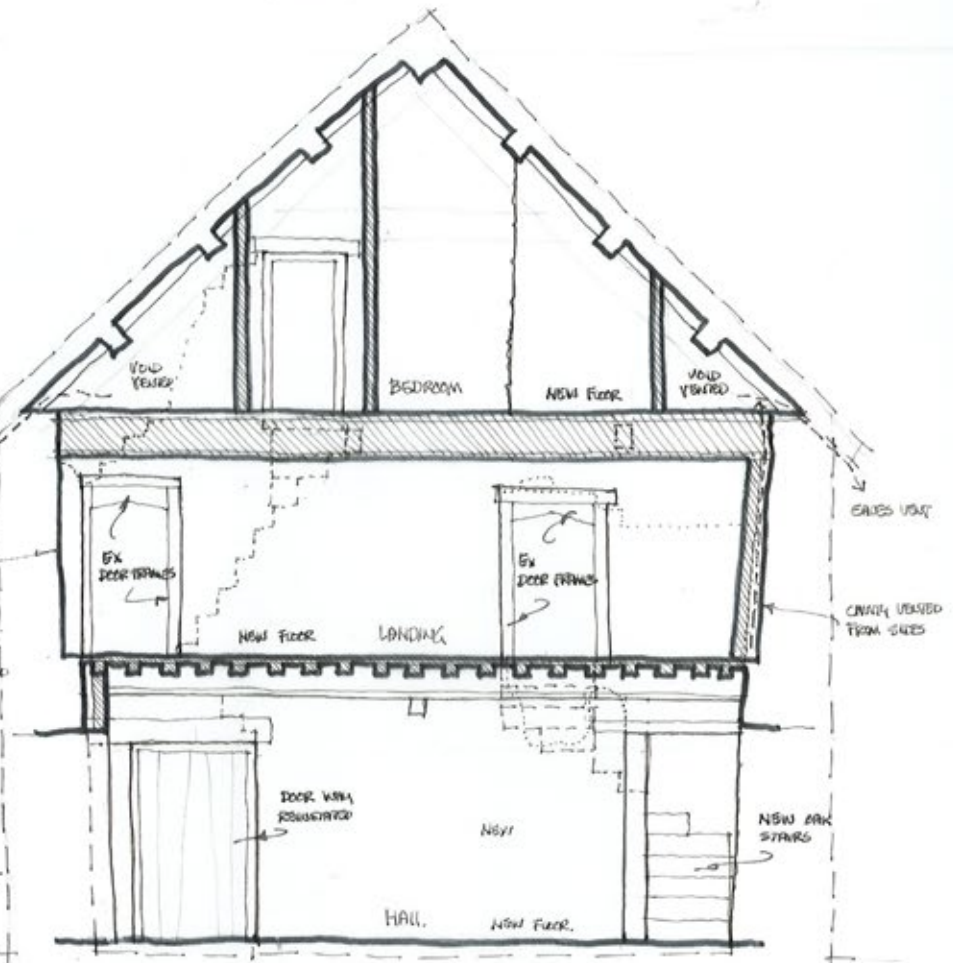
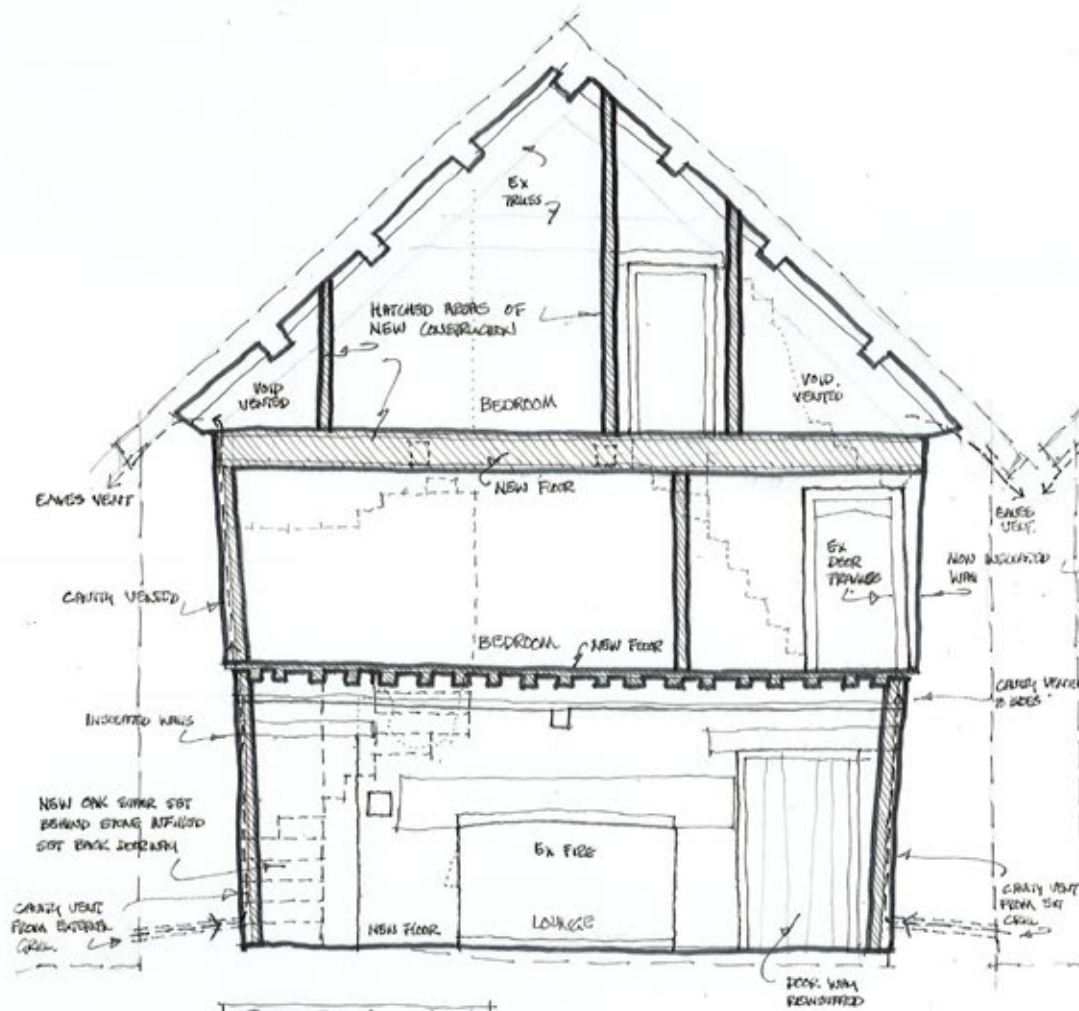
<https://bit.ly/46wP4iY>





NOTE: DRAWINGS TO BE READ  
IN CONJUNCTION WITH STRUCTURAL  
ENGINEERS DETAILS

PRSE 07 A



TYPICAL SECTIONS 1:50

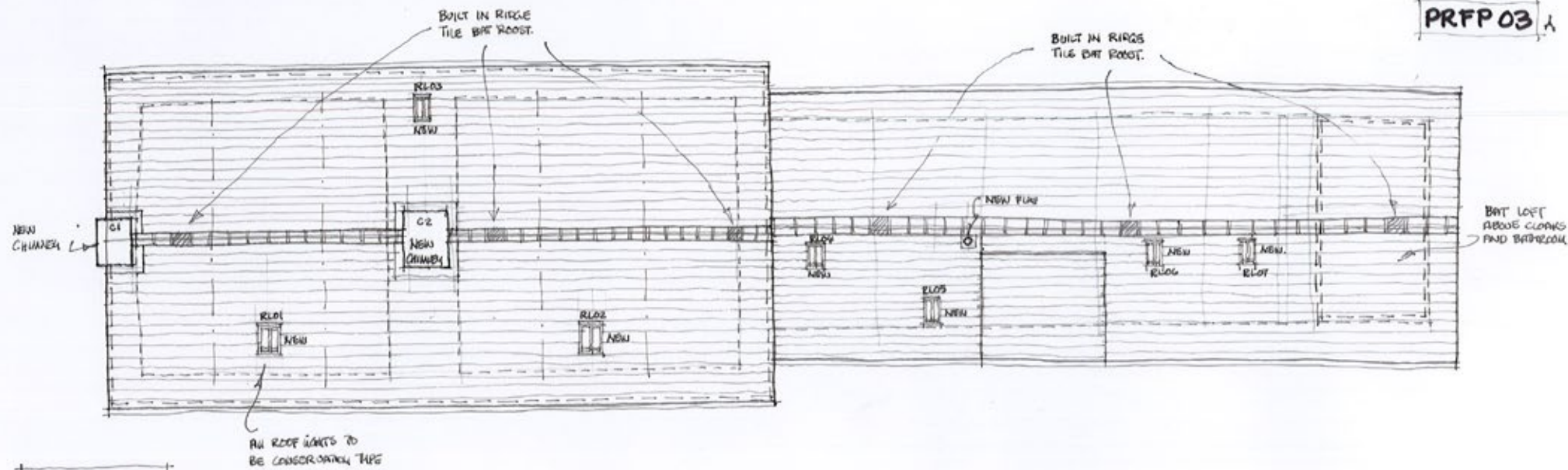


DESIGNCELL ARCHITECTURE LTD.

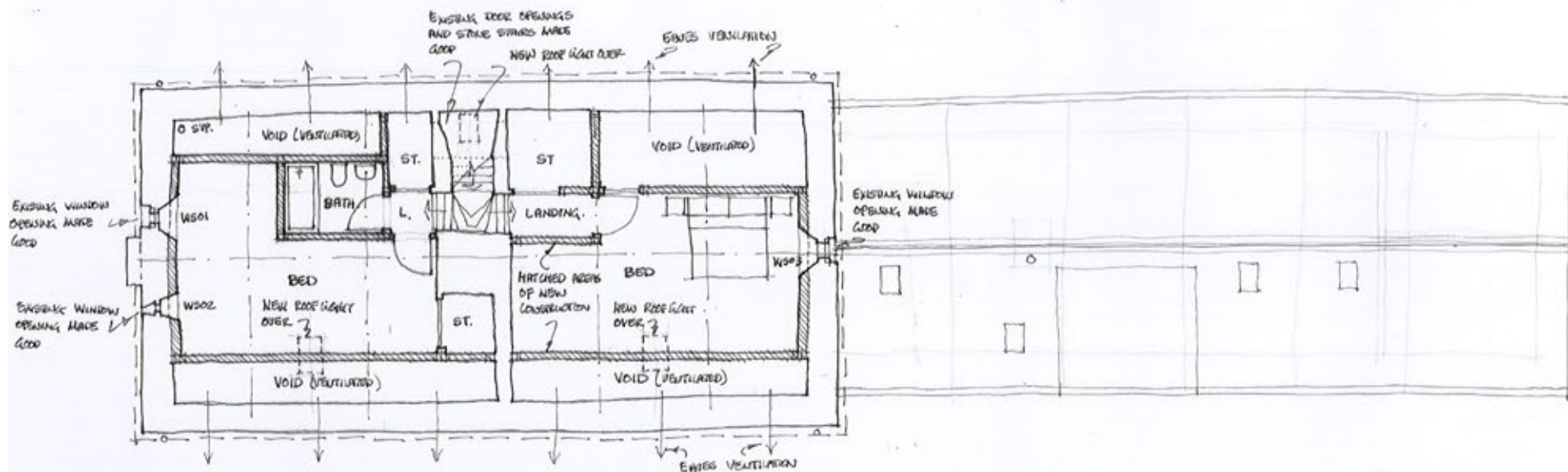








ROOF PLAN 1:100



SECOND FLOOR PLAN 1:100





# OUTSIDE

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There c. 3 acres of land predominantly lying to the South and East of the house. Currently gently sloping pastureland with a long frontage to the no through lane leading to Lower Gaer. The approved planning consent provides for the creation of a garden to the rear and side of the house with provision for parking and turning bays and the construction of a 3 bay carport with storeroom and log store incorporated.







# LOCAL AREA

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Cwmdu is a popular and attractive village with a church, public house, cafe and village hall which is the focus of various community events. The historic town of Crickhowell is just 5 miles from the property. Crickhowell is a thriving community with independent shops including a butcher, baker, florist, green grocer, bookshop, clothes shop, hardware store to name but a few. Other amenities include a library, doctor's surgery, dentist, restaurants and public houses. This picturesque, pretty town has been nominated for and won several awards for its High Street and independent shops. Crickhowell has well regarded primary and secondary schools. Crickhowell lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities both within the town and in the surrounding countryside. The neighbouring market town of Abergavenny, approximately 10 miles away, offers even further facilities including a general hospital and a main line railway station. Communications within the area are considered excellent with A465 Heads of The Valleys, the A40, the A4042 trunk routes at Abergavenny and consequently onto the M50 and M4 motorways. The surrounding countryside, particularly the Black Mountains, offers stunning scenery with superb walks, riding and cycling routes.

Directions: From Abergavenny take the A40 towards Brecon, pass through Crickhowell and continue towards Brecon, after approximately 2.5 miles you will find a public house called The Kestrel on your left. Take the small lane on the right immediately opposite the pub and follow this down the hill for approximately 200 yards. On your right will be a pink painted house, turn right immediately after this and The Old House will be found about 50 yards along the lane on your right.

what3words location: brains.unpacked.mining



# INFORMATION

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**Guide Price:** £475,000

**Services:** N/A

**Local Authority:** Powys County Council

**Council Tax Band:** N/A

**EPC Rating:** Exempt. Grade II\*

**Tenure:** Freehold

**Information Pack:** An information pack is available for this property, in the first instance, please e-mail or call the office.

**Viewings:** The property is in a derelict state. Prospective purchasers are advised to exercise the utmost caution when carrying out an inspection. ALL VIEWINGS TO BE ACCOMPANIED BY THE AGENT BY APPOINTMENT. Entry to the buildings is not permissible without suitable protective clothing/headgear and is carried out at the individual's own risk. A hard hat will be provided at viewings.

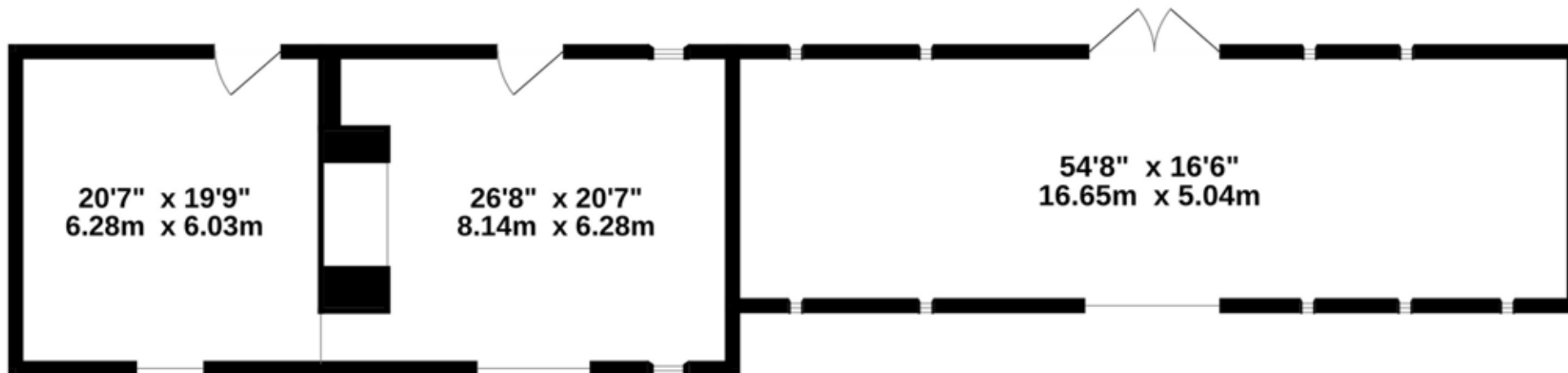
**Agent's Note:** The boundary has been pegged and the promap provided is for illustrative purposes only.

Photographs were taken in 2023

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THE OLD MANOR HOUSE, MIDDLE GAER, NP8 1SB

TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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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