



Tyddyn Twt

Old Hereford Road | Llanvihangel Crucorney | Abergavenny | Monmouthshire | NP7 7LB

FINE & COUNTRY

KEY FEATURES

- Beautiful Grade II listed barn conversion with much character
- Formerly part of Pen-y-Clwydd Court
- Spacious rooms with many period features
- Set in just under half of an acre of grounds
- Circa 4 miles from the historic town of Abergavenny
- Views of Skirrid Fawr and surrounding countryside



GROUND FLOOR

Enter through the front door into an impressive kitchen/dining/family room with much character including exposed timbers and stone walls. Combining the integrity and charm of the original building with contemporary fittings, this welcoming room really is the 'heart of the home' with its fitted kitchen, ample space for a family dining table and sofas to relax.

The kitchen is fitted with a comprehensive range of painted wooden cupboards with contrasting worksurfaces over, the design and décor of the kitchen is complemented with a slate tiled floor and a Rangemaster cooker. A door to the rear leads out to the courtyard garden, a perfect place to sit and enjoy your morning coffee. A brace and ledge oak door leads through to an inner hall with access to the downstairs W.C. and the utility/boot room. A door from the inner hall opens into the fabulous sitting room where the character continues with further exposed stone work, exposed beams and a wood burning stove set in a stone fire surround with wooden lintel over. The South facing French doors and full length windows to the side flood this room with light.









SELLER INSIGHT

“ My husband and I knew this was the home for us as soon as we drove up to it because of the sense of peace and freedom it exudes, the beauty of its situation and its historic setting. We were also bowled over by the aesthetics of the renovation with its wealth of original beams and stand-out stone work, and the fact that it is designed as a big, comfortable living space, rather than a lot of smaller rooms.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

An oak wooden staircase rises from the kitchen/dining room to the first floor landing. On the first floor are three double bedrooms all with en-suites and exposed beams. The principal bedroom suite is situated to one side of the landing, the bedroom has exposed timbers and a wonderful vaulted ceiling, there are views to the front elevation towards open countryside, a walk in wardrobe and en-suite bathroom. On the opposite side of the landing are two bedrooms, both with en-suite shower rooms, one of the bedrooms has a range of fitted wardrobes.









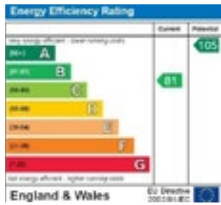
OUTSIDE

Approached off a country lane, enter the private driveway through a five bar wooden gate. The gardens and grounds lie predominately to the front of the property with a gravel driveway which sweeps to the extensive gravelled hardstanding which in turn leads to the garden. The garden has been laid to lawn and includes an extensive flagstone patio from which truly stunning views may be enjoyed towards Skirrid Fawr and Bryn Arw. A natural pond is located in the front garden, a haven for wildlife. To the rear of the barn is an enclosed courtyard which looks towards the historic Pen-y-Clwydd Court, a beautiful building with much history. Adjoining the rear courtyard are raised vegetable beds. The green house and wooden shed are included in the sale.





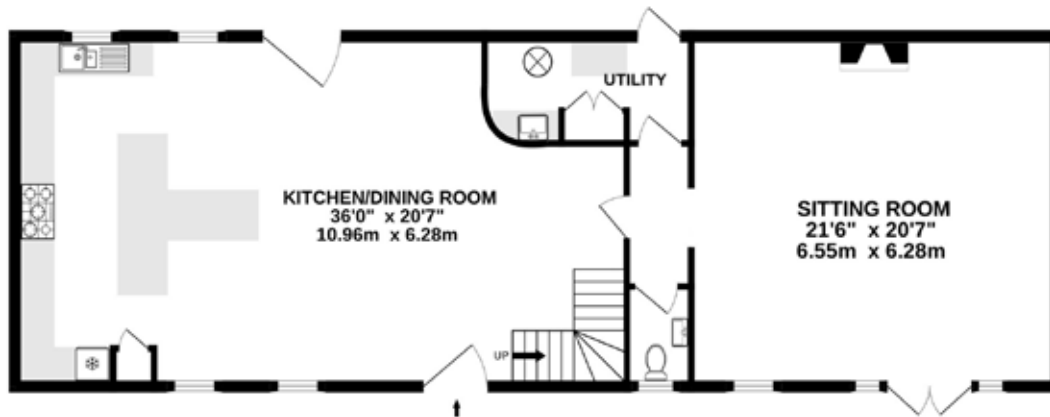




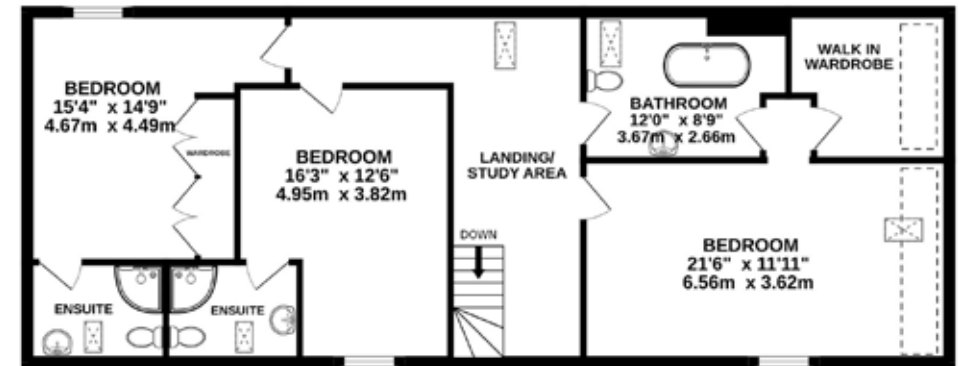
Scan to view video of the house



GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TYDDYN TWT, LLANVIHANGEL CRUCORNEY, NP7 7LB

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TOTAL FLOOR AREA : 2361 sq.ft. (219.3 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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INFORMATION

Price: Offers in Excess of £800,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: B. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that mains electricity and water are connected to the property. Oil fired central heating with underfloor heating downstairs. LPG gas. Private drainage via a sewerage treatment plant.

Broadband: Ultrafast fibre, superfast fibre and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE and Vodaphone are variable indoors and good outdoors, 02 and Three are good outdoors only. Vodaphone is limited outdoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number CYM647640 – copies of which are available from Fine & Country.

Agent's Notes: Responsible for paying half of the cost of the maintenance of the private access road, fence and ditch (driveway).
Not to use the land as a camping site or for the stationing of a caravan.
Not to park or obstruct the access road.
Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



LOCAL AREA

Llanvihangel Crucorney is situated within the Brecon Beacons / Bannau Brycheiniog National Park and is on the English/Welsh borders of Herefordshire and Monmouthshire. The village lies at the base of the extraordinary Skirrid Fawr Mountain, also known as the Holy Mountain, a popular destination for hill walkers. The village has a shop, garage and The Skirrid Mountain Inn, which is believed to be the oldest public house in Wales and has stood for over nine centuries. The historic market town of Abergavenny is around 7 miles to the south and offers an excellent range of amenities including major supermarkets, primary and secondary schools, banks, doctors' and dentists' surgeries and a general hospital. The town has a leisure centre, theatre, cinema and the surrounding area is well known for its many high quality restaurants. Abergavenny has a mainline train station and excellent road links for commuting. The property is situated within easy reach of A465/A449 trunk roads leading to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A40 for Brecon and Monmouth.

DIRECTIONS

Follow the A465 from Abergavenny towards Hereford and after approximately three and a half miles take the first turning on the left signposted Pantygelli. Follow this road for approximately half a mile and having passed over the railway bridge and continue passing the right hand turning towards Cymyoy and houses on the left hand side. Just after the left hand bend is a turning right into the lane to Tyddyn Twt, there is a directional signpost with the house name.



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Fine & Country Abergavenny & Crickhowell
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
+44(0)1873 736 515 | abergavenny@fineandcountry.com

