



LLANFAIR OLD BARN

TRETOWER | CRICKHOWELL | POWYS | NP8 1RB

P parrys
Ahead of the curve

LLANFAIR OLD BARN

Set in a semi-rural location on the outskirts of the historic and award-winning town of Crickhowell in the heart of the Brecon Beacons National Park/Bannau Brycheiniog, a well-presented, traditional four-bedroom detached converted barn.

Rent (pcm)
£2,000.00

Deposit
£3,000.00

EPC Rating
E

Council Tax
Band H

KEY FEATURES

- Traditional converted barn with character and charm
- Four bedrooms and two bathrooms
- Open-plan kitchen/dining room with exposed beams and wood flooring
- Generous sitting room with feature wood-burning stove
- Externally accessed utility room with storeroom, shower and cloakroom
- Established garden setting with mature planting, traditional stone features and an attractive stone terrace
- Gravelled parking area and double garage



THE PROPERTY

The moment you step through the painted wooden door, the traditional character and charm of this beautifully presented converted barn is immediately apparent. A stone stairwell rises to the first-floor landing, setting the tone for the warm and characterful accommodation beyond. The open-plan kitchen/dining room is a particular feature, with exposed beams, character timbers and wrought iron detailing creating a welcoming heart to the home ideally suited to family dining and everyday living. The kitchen is fitted with a range of wooden base units, a central island, Belfast sink and freestanding cooker, combining traditional styling with practical functionality. Above, the mezzanine floor provides a useful study or occasional bedroom area, overlooking the kitchen/dining room and adding to the sense of light and space.

From the kitchen, stone steps lead down to the spacious sitting room, where a feature wood-burning stove provides an attractive focal point. A half-glazed door gives access to the garden, while glazed doors open directly onto the stone terrace. Also accessed from the sitting room is a ground-floor bedroom with built-in wardrobes and a bathroom fitted with a bath and overhead shower, complemented by natural limestone tiling.





THE PROPERTY

To the first floor, there is a reception room, a bedroom and a family bathroom, while stairs continue to the loft bedroom, which enjoys exposed low-level beams and useful under-eaves storage

The utility room is accessed externally and includes a storeroom housing the oil boiler, together with a shower and cloakroom, offering additional practicality for day-to-day living.



OUTDOORS

Llanfair Old Barn sits within an established garden setting, with mature shrubs, trees and traditional stone features complementing the character of the barn. Stone steps lead to an attractive stone terrace, offering a pleasant outside seating area and space for outdoor dining. A gravelled parking area provides off-road parking and access to a spacious double garage. The property is positioned close to a main road, and prospective contract holders should be aware that some traffic noise may be noticeable.







LOCAL AREA

Crickhowell, approximately 1 mile away, is a thriving and highly regarded market town on the Powys/Monmouthshire border, set on the banks of the River Usk. The town is renowned for its High Street and range of independent shops, including a butcher, baker, greengrocer and country store. Further amenities include a library, doctors' and dentists' surgeries, restaurants, post office, petrol station, and both primary and secondary schooling. Crickhowell is also well known for tourism and local events, including its annual walking festival, and has received numerous accolades for its High Street, as well as being recognised by The Sunday Times as one of the best places to live in Wales.

The picturesque village of Tretower, approximately 2.2 miles away, lies within the Brecon Beacons National Park / Bannau Brycheiniog and is conveniently situated between Crickhowell and Talgarth. The village is best known for the historic remains of Tretower Court and Castle, a popular visitor attraction managed by Cadw. With its impressive ornamental stonework, the castle was once both a strong defensive building and a notable residence before being succeeded by the Court.

Directions: From Abergavenny take the A40 towards Brecon, continue through the town of Crickhowell passing the Manor Hotel on the right, after passing the sign for Gallop & Rivers, take the next right-hand turning and the entrance to the property will be found on the left-hand side.

What3words: ///regaining.repeat.boosted

Parking: Off-street parking and double garage



INFORMATION

Minimum Term: 12 months

Affordability criteria: 2.5x the annual rent

Local Authority: Powys County Council

Tenure: Freehold

Services: Mains electricity, oil-fired central heating, private water supply and septic tank drainage.

The contract-holders shall be responsible for the cost of emptying the septic tank. The most recent cost incurred was approximately £295.00; however, this figure is provided for guidance purposes only and may be subject to variation.

Broadband: Full fibre available with maximum download speeds of 1600Mbps and upload speeds of 115Mbps, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone - Good outdoor, variable in home. Please make your own enquiries via Ofcom.

Planning Consents: Parrys Rentals are not aware of any planning applications affecting this property.

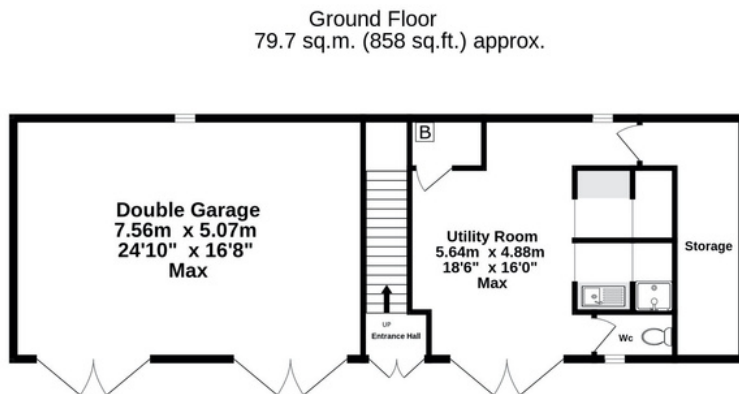
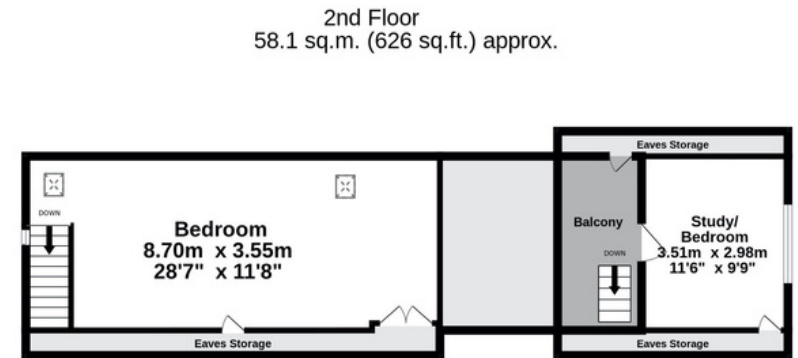
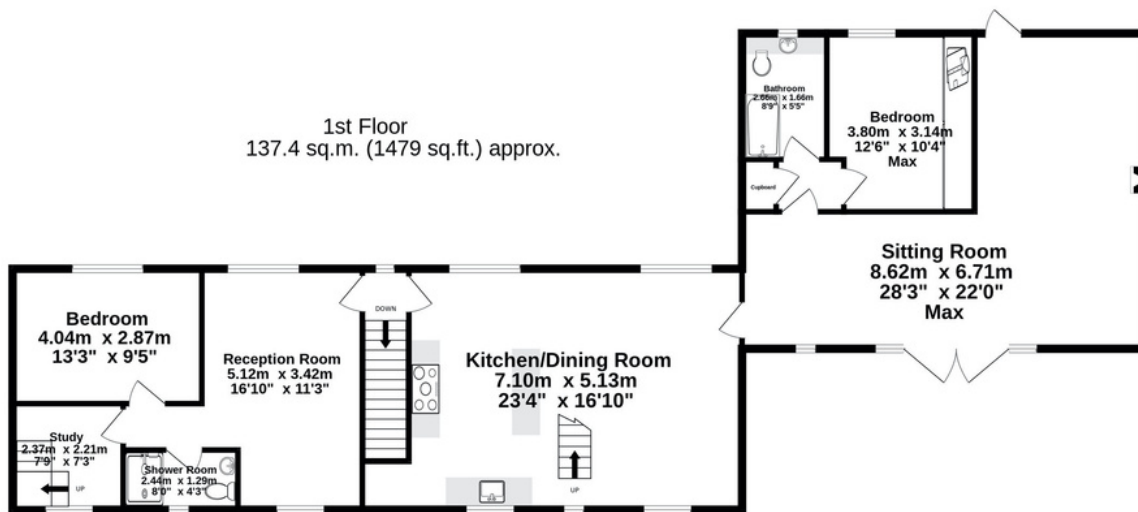
Flood Risk: This property is at a very low risk of flooding from rivers, surface water and small water courses. Please make your own enquiries via Natural Resources Wales.

Title: The property is registered under Title number WA806928 - a copy of which is available from Parrys Rentals.

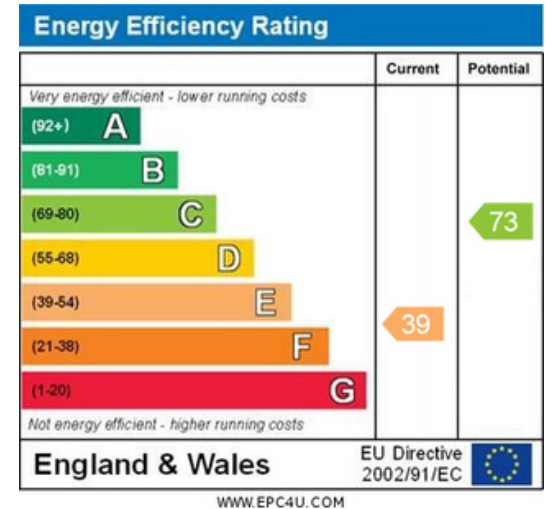
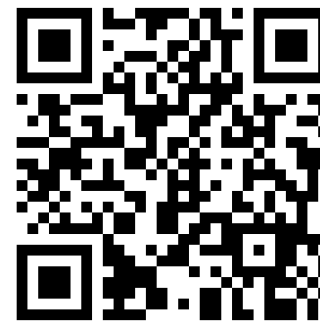
Digital Markets Competition and Consumers Act 2024

(DMCC Act): The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.





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