



Llwyn Celyn  
Ffawyddog | Crickhowell | Powys | NP8 1PW

FINE & COUNTRY





# SELLER INSIGHT

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“ Escaping from London to Wales in the 1980's to live the 'good life' in the rural idyl of the Beacons and Black Mountains was the right decision. It took several years to find the right home in the right location with that balance between privacy and solitude, but accessibility to local amenities. Surrounded by the national park, and overlooking the beautiful Glan Usk estate, with a network of footpaths through the surrounding fields, it feels like living within one's own country park. The profusion of animal and bird life is breath taking.

As soon as we drove up the green lane over the canal , and up to the solitary cottage with the stunning views across the valley (including Table Mountain and the Sugat Loaf), we knew this was the one, and we still feel that way today. Everything one wants - calm seclusion, food for the soul, country pursuits and community - is to be found here.

The last 40-odd years have been wonderful, but the children have flown, and the time is now right to 'down-size' to one of the local villages.

\* 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.





# KEY FEATURES

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- Stone cottage located in an idyllic rural location with spectacular views
- Situated within the Brecon Beacons / Bannau Brycheiniog National Park
- 2 reception rooms plus kitchen/breakfast room, study and sun room
- 4 bedrooms, one of which has an en-suite shower room and balcony
- Much character and many period features including exposed beams
- Set in own grounds of just under an acre surrounded by open fields
- Outbuildings include garage and car port with attached barn/woodstore
- Within walking distance of the Brecon and Monmouth Canal and Crickhowell
- Quick access to A roads and the picturesque town of Crickhowell





# GROUND FLOOR

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Enter through the front door into an entrance hall with double glazed doors to the inner hall and downstairs W.C. Through the double doors is the inner hall where the staircase rises to the first floor, doors lead to the kitchen/breakfast room and to the sitting room. The kitchen breakfast room is a traditional farmhouse style with wooden cupboards, tiled floor and traditional stone fireplace. A door leads to a useful utility/boot room and to the glazed garden room, the perfect place to enjoy views across the garden, open fields and beyond. On the opposite side of the hall to the kitchen is the impressive sitting room with windows to both the front and rear aspects and a traditional stone fireplace with wooden mantle and a wood burning stove set on a stone hearth. Doors off the sitting room access a useful study with window to the front and a cosy snug, again with a stone fireplace housing a woodburning stove. The snug has a full length glazed door leading to the outside terrace. The sitting room, study and snug all have exposed timbers which, together with the stone fireplaces, adds character to the rooms. The 3 reception rooms offer versatility in terms of their use and afford views to the garden and open fields beyond.













# FIRST FLOOR

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The staircase rises to the first floor landing which is full of character with exposed A frame timbers, brace and ledge doors and wooden balustrades. The landing has two windows with superb views, which are also enjoyed from the bedrooms. On the first floor is a principal bedroom with an ensuite shower room, three further bedrooms and a family bathroom with free standing claw foot bath. There is some restricted head height on the first floor, the compromise of the character with exposed beams and timbers.









# OUTSIDE

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The cottage is approached via a country lane, over a canal bridge and ending at the property so there is no passing traffic which adds to the appeal of the idyllic rural location. A wooden 5 bar gate leads to the private driveway with ample parking for several vehicles. A stone path leads to the front of the cottage and continues to the rear. The level gardens and grounds are surrounded by open fields and include lawns, mature trees and hedges. The grounds are bordered by a stone wall to the front and wooden fencing to the side and rear boundaries which adjoin open fields. The outbuildings include an open fronted carport with attached stone and timber barn and a detached stone garage with pitched roof which could be, subject to any relevant planning consents, converted to an annexe or studio.

**Parking and Access:** Private driveway with ample parking for several vehicles.











## LOCAL AREA

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The cottage is located on the lower slopes of the rural community of Ffawyddog, located approximately 1.5 miles from the picturesque town of Crickhowell, a thriving town with independent shops and a good range of amenities including well-regarded primary and secondary schools, library, doctors' and dentists' surgeries, restaurants and public houses. Crickhowell, which has been voted one of the best places to live by the Sunday Times, lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities such as walking and cycling. Abergavenny, circa 8 miles to the east, has wider facilities including supermarkets, a general hospital, leisure centre, bus station and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road circa 4 miles and the A40 circa 2 miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

## DIRECTIONS

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Directions will be provided by the Agent prior to viewings.



# INFORMATION

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**Guide Price:** £775,000

**Local Authority:** Powys 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:** E. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We understand that the property is connected to mains electricity. Oil fired central heating system, a new external oil fired boiler was installed in 2023. Private spring water supply via a spring on the Glan Usk Estate, UV Filter fitted and water tanks replaced in 2024. Private drainage via a septic tank, the tank was inspected in 2025. The present vendors have also commissioned an electrical certificate and have ensured that the services to the cottage have been inspected and checked prior to marketing for sale.

**Broadband:** Standard, ultrafast and superfast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** The vendors use Vodafone for telephone calls and internet.

**Title:** The house is registered under Title Number WA633500 – copies of which are available from Fine & Country.

**Agent's Notes:** Fine & Country are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. 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.

The private water supply is via the Glan Usk Estate, full details to be supplied by the agent.

General covenants include: All buildings to be constructed from natural stone; not to construct a swimming pool or natural pond on the property; not to erect any masts or structures exceeding

6 feet in height; not to colour wash the elevations of any building erected on the property and not to carry on any trade or business at the property. Full details available from agent.

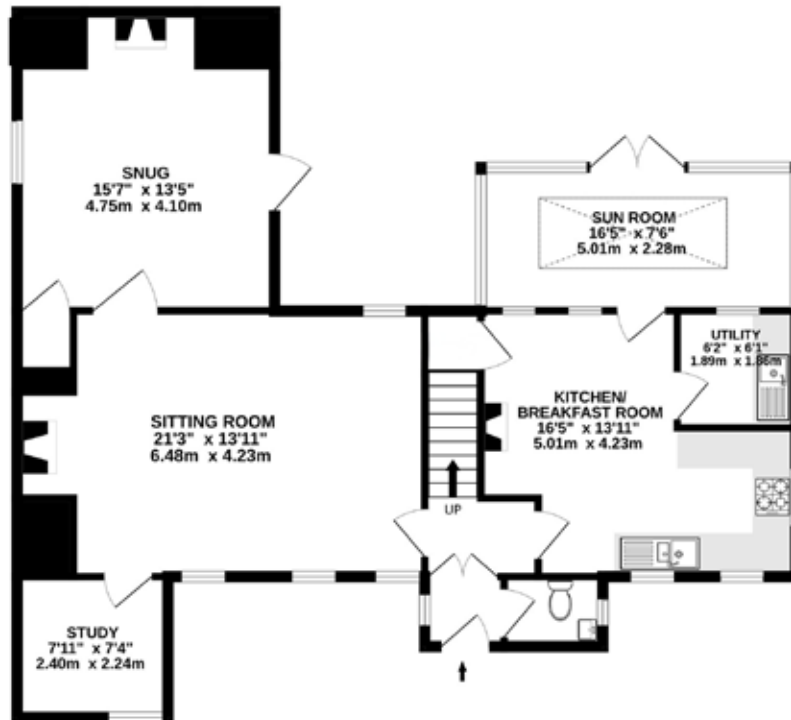


Scan to view video  
of the house

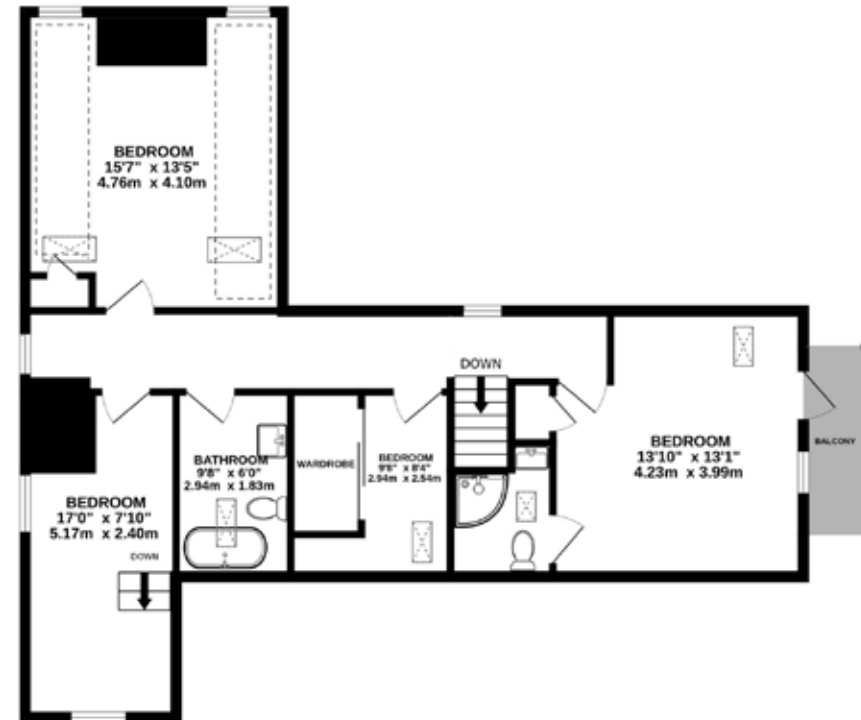


Energy Efficiency Rating		Current	Potential
WALL	A		
GLAZING	B		
ROOF	C		
FLOOR	D		
WALLS	E		
WATER	F		
AIR	G		
Net energy demand, higher savings available			
England & Wales			

**GROUND FLOOR**  
944 sq.ft. (87.7 sq.m.) approx.



**1ST FLOOR**  
801 sq.ft. (74.4 sq.m.) approx.



LLWYN CELYN, FFAWYDDOG, CRICKHOWELL, NP8 1PW



**TOTAL FLOOR AREA : 1744 sq.ft. (162.1 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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Agents notes: All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Fine & Country have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.

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# FINE & COUNTRY

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

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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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