



Christie Residential

YOUR HOME, HANDLED WITH CARE

Ty Ffawyddog,
Crickhowell

£925,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





About this property

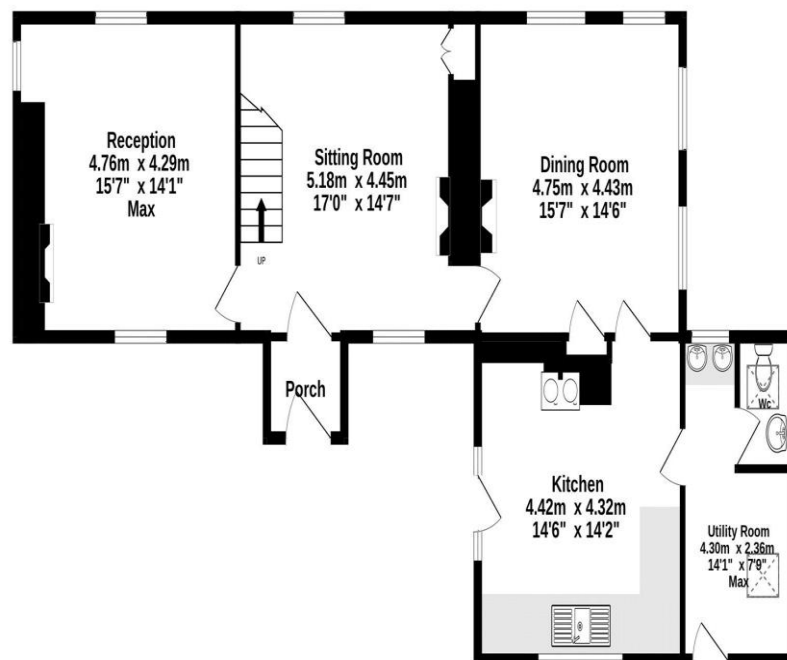
Ty Ffawyddog is an extended, period farmhouse, coming to the market for the first time in 37 years. Situated in the peaceful rural hamlet of Ffawyddog within the Bannau Brycheiniog National Park, this much-loved home enjoys a truly enviable position in a sought after location where homes are rarely available on the open market. Over the years, the current owners have sympathetically improved and extended the property, creating a characterful and much loved family home that blends traditional charm with practical modern living. The accommodation itself is arranged over two floors, with the ground floor comprising a traditional porch which leads into a central sitting room with a feature fireplace and stairs rising to the first floor. This room connects to a two further generous reception rooms both with dual aspect and fireplaces including multi-fuel stoves. In addition there is a 14' square kitchen/breakfast room off which is a large utility room/boot room with separate entrance, and a guest WC. Upstairs, there are four bedrooms, including a large principal room and a flexible fourth bedroom that could serve as a study or guest room. There is also a bright family bathroom with a separate shower and a spacious landing with built-in storage.

Set within approximately 11 acres, the grounds offer an exceptional lifestyle opportunity. A significant portion of the land underwent a woodland planting scheme in 2000 and now features a thriving mix of native British species including oak, holly, silver birch, beech, cherry, and rowan, creating a rich natural environment full of wildlife. Closer to the house are well-maintained formal gardens, paddocks, and a productive vegetable garden with a large aluminium-framed greenhouse. There are also a range of useful outbuildings, including a garage. A key feature of the grounds are the staggering views they afford from all parts providing 180-degree views across the Usk Valley and the Black Mountains. Ty Ffawyddog offers an incredibly rare combination of seclusion, scenic beauty, and convenience, just a short drive from the award-winning town of Crickhowell with its vibrant high street and excellent schools. Abergavenny, with its mainline railway station and wider range of amenities, is also within easy reach, providing direct links to Cardiff, Bristol, and London. This is a unique opportunity to acquire a special home in one of the area's most picturesque settings.

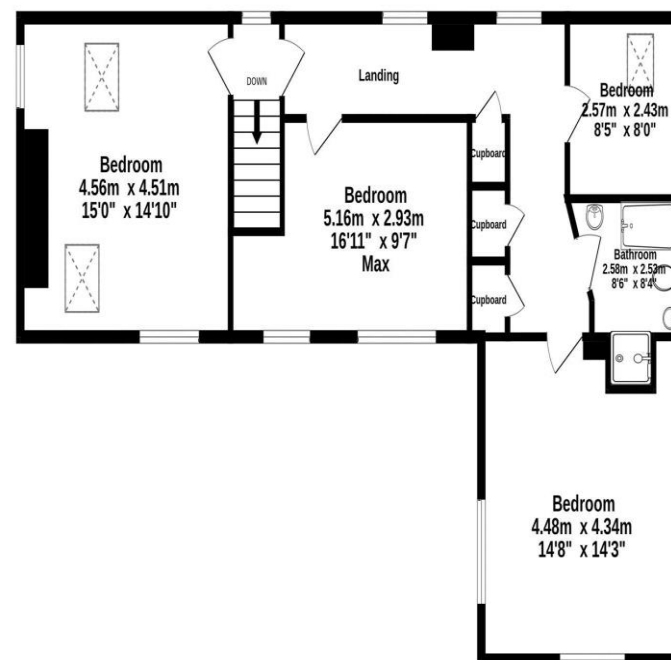




Ground Floor
88.3 sq.m. (950 sq.ft.) approx.



1st Floor
79.2 sq.m. (852 sq.ft.) approx.



TOTAL FLOOR AREA : 167.4 sq.m. (1802 sq.ft.) 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.

Made with Metropix ©2025





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Directions

From Abergavenny take the A40 towards Brecon. After 6.3 miles continue straight through Crickhowell town centre. Upon seeing the petrol station on the right hand side, turn left into New Road. Continue down the hill to the traffic lights, cross over the bridge and turn left, then take the first right into the village of Llangattock. Take the right turn into Owen's Row and follow for 1 mile passing the Old Rectory Hotel and rising up the hill. At the 1 mile point turn there is a driveway on the left hand side that leads to Ty Ffawyddog. The What3Words reference is [///boast.overpaid.bigger](#).

USEFUL information

COUNCIL TAX: Band G. The local authority is Powys County Council – 01597 827460

SERVICES: We understand that the property benefits from oil-fired central heating via a Rayburn, mains electricity and water, and private drainage via a septic tank. In 2000, solar panels were installed on the south-facing roof. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 22 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result,