



CWM ISHA  
LLANGENNY | CRICKHOWELL



# CWM ISHA

LLANGENNY | CRICKHOWELL | NP8 1HD

CWM ISHA IS A BEAUTIFUL, CONVERTED BARN LOCATED IN AN ENVIABLE POSITION IN THE BRECON BEACONS NATIONAL PARK WITHIN WALKING DISTANCE OF THE LOCAL PUB AND THE PEAK OF SUGAR LOAF MOUNTAIN. IF YOU ARE SEARCHING FOR A COSY THREE BEDROOM DETACHED CONVERTED BARN ALONG WITH A DETACHED STONE BARN SURROUNDED BY APPROXIMATELY 1.2 ACRES OF PICTURESQUE GARDENS AND GROUNDS AND MAGNIFICENT VIEWS THEN LOOK NO FURTHER BECAUSE CWM ISHA CERTAINLY HAS IT ALL.

- Three bedrooms, en-suite shower room and a family bathroom •
  - Whitewashed stone walls and full of character and charm •
  - Gardens and grounds measuring approximately 1.2 acres •
    - Magnificent views across the Usk Valley •
- Detached stone barn with potential to convert into ancillary or holiday accommodation •
- Within walking distance to the top of Sugar Loaf Mountain and the local public house •
  - Beautiful location within the Brecon Beacons National Park •

## Distances from Cwm Isha

Crickhowell 1.5 miles • Abergavenny 5.1 miles • Newport 23.7 miles  
Chepstow 28.2 miles • Cardiff 34.6 miles • Bristol 54.2 miles  
London 161 miles • Cardiff Airport 34.6 miles • Bristol Airport  
59.6 miles • Birmingham Airport 99.8 miles • Abergavenny Train  
Station 5.9 miles • Newport Train Station 23.6 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Llangenny is a picturesque village with local amenities to include a thriving public house serving food and beverages, a village hall which is a great venue for events, meetings and parties and a children's playground. Only 4.3 miles from Cwn Isha is The Sugar Loaf Vineyards with stunning views where you can book a table for coffee or lunch.

Just 1.5 miles from Llangenny is Crickhowell, also a thriving community with a range of amenities to include primary and secondary schools, dentists, doctors surgeries, restaurants and public houses.

Abergavenny, just 5.1 miles away from the property and circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

Cwm Isha, formerly an agricultural style barn was converted over 30 years ago and transformed into the beautiful home it is today. The property retains much character and charm inside including whitewashed stone walls and an abundance of glazing to allow plenty of light to enter the property.

Step inside into a useful lobby that provides a practical storage space for coats, shoes and wellington boots. A glazed door opens into the main sitting room. Your eyes are immediately drawn to the new floor to ceiling Schuco bi-folding doors that encapsulate a magnificent far-reaching view across the Usk Valley. The doors can be opened for a seamless connection between inside and outdoors during the summer months. The stone walls have been whitewashed to allow light from the glazed bi-fold doors and an abundance of arrow slit windows to reflect beautifully around the room, this is a feature found throughout much of the property. A new wood burning stove has been recently installed along with brand new carpet making the property feel immensely cosy during the winter months.

Completing the ground floor is a charming rustic kitchen with triple aspect views of the gardens and grounds. There is space within the kitchen for a generous dining table and a door also opens out to the side terrace where al-fresco dining can also be enjoyed. The kitchen has a range of painted cabinets, a sink and drainer perfectly placed under one of the arrow slit windows, space for a dishwasher and an integral oven and hob. Just off of the kitchen is a utility room / pantry with plumbing for a washing machine and a stainless-steel sink.





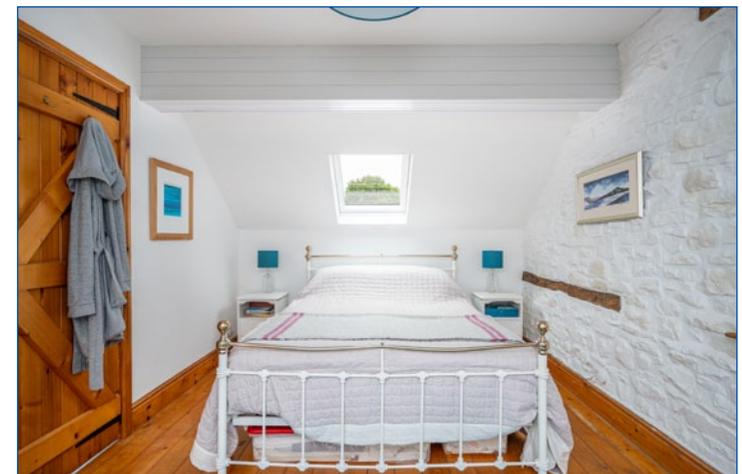
A wooden staircase with storage cupboard underneath leads up to a bright and airy galleried landing. Latch doors open to reveal two double bedrooms, a single bedroom and a bathroom. The principal bedroom has an en-suite shower room and fitted wardrobes. All of the Velux windows on the first floor have been replaced in 2022.

## OUTSIDE

Cwm Isha benefits from two gated entrances one at the north boundary and the other on the western boundary. Both driveways lead to Cwm Isha and the detached stone barn. The stone barn is currently utilised as a storage facility. Our vendors have sought pre planning advice regarding converting the barn. There is plenty of off-road parking for the house and barn.

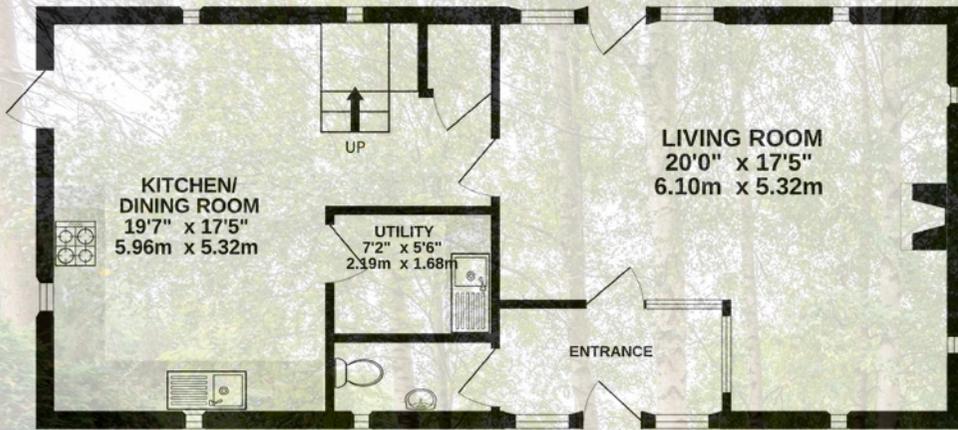
The rest of the gardens and grounds are mainly laid to lawn and offer an abundance of flora and fauna. Mature trees and holly and hazel hedgerows line the borders with young fruiting trees including Victoria plum, Bramley apple, pear and Shropshire prune scattered among wild flowers and an array of plants and shrubs. Wonderful views across the Usk Valley can be appreciated from the garden and al-fresco dining can be enjoyed from two terraces located at the side and rear of the main dwelling. The total plot size of Cwm Isha amounts to approximately 1.2 acres.

The property is situated in a superb location, our vendors gushed 'we have a 5 minute walk downhill to the local pub for hearty food and local ales'. They conceded that it does take longer to get back home uphill afterwards but they enjoy the scenery on the way. They also regularly venture up to the top of Sugar Loaf Mountain with their two dogs which takes them roughly 40 minutes with the walk starting directly from their garden gate.

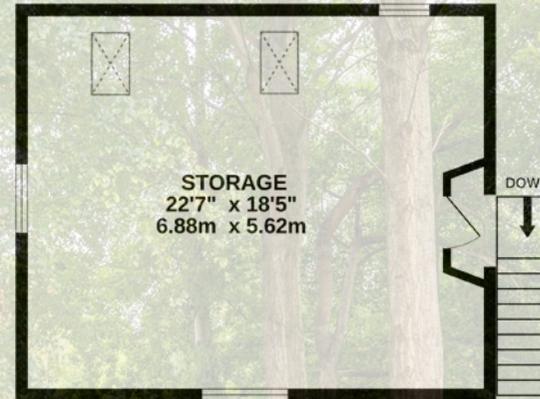


**FLOORPLAN**

**GROUND FLOOR**  
685 sq.ft. (63.7 sq.m.) approx.

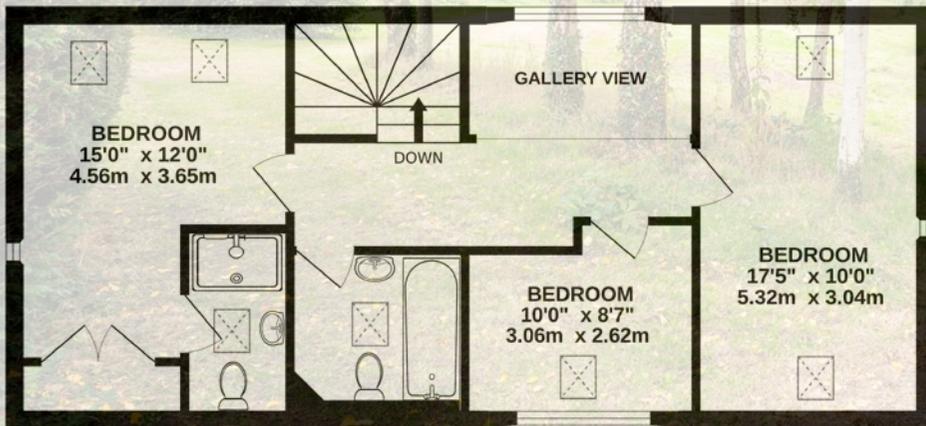


**1ST FLOOR**  
416 sq.ft. (38.7 sq.m.) approx.

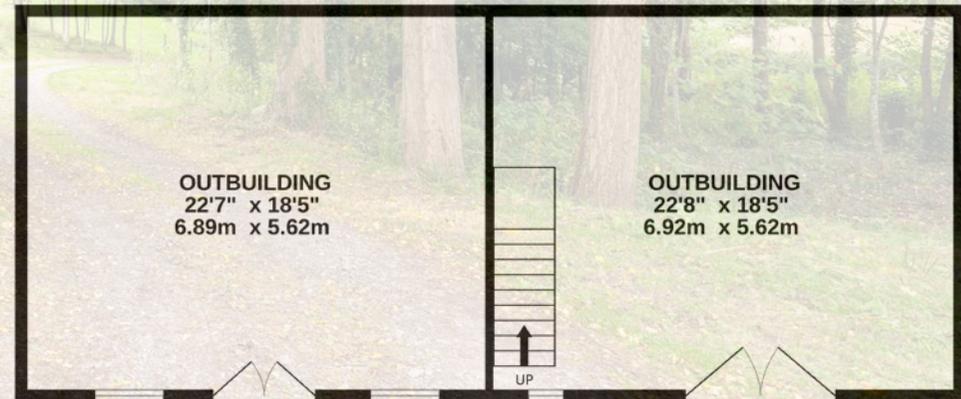


**TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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.  
Made with Metropix ©2022

**1ST FLOOR**  
686 sq.ft. (63.7 sq.m.) approx.



**GROUND FLOOR**  
835 sq.ft. (77.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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.  
Made with Metropix ©2022



## KEY INFORMATION

**Services:** Mains electricity, oil fired central heating, septic tank and private water supply (bore hole).

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** H

**Local Authority:** Powys County Council. Telephone 01597 826000

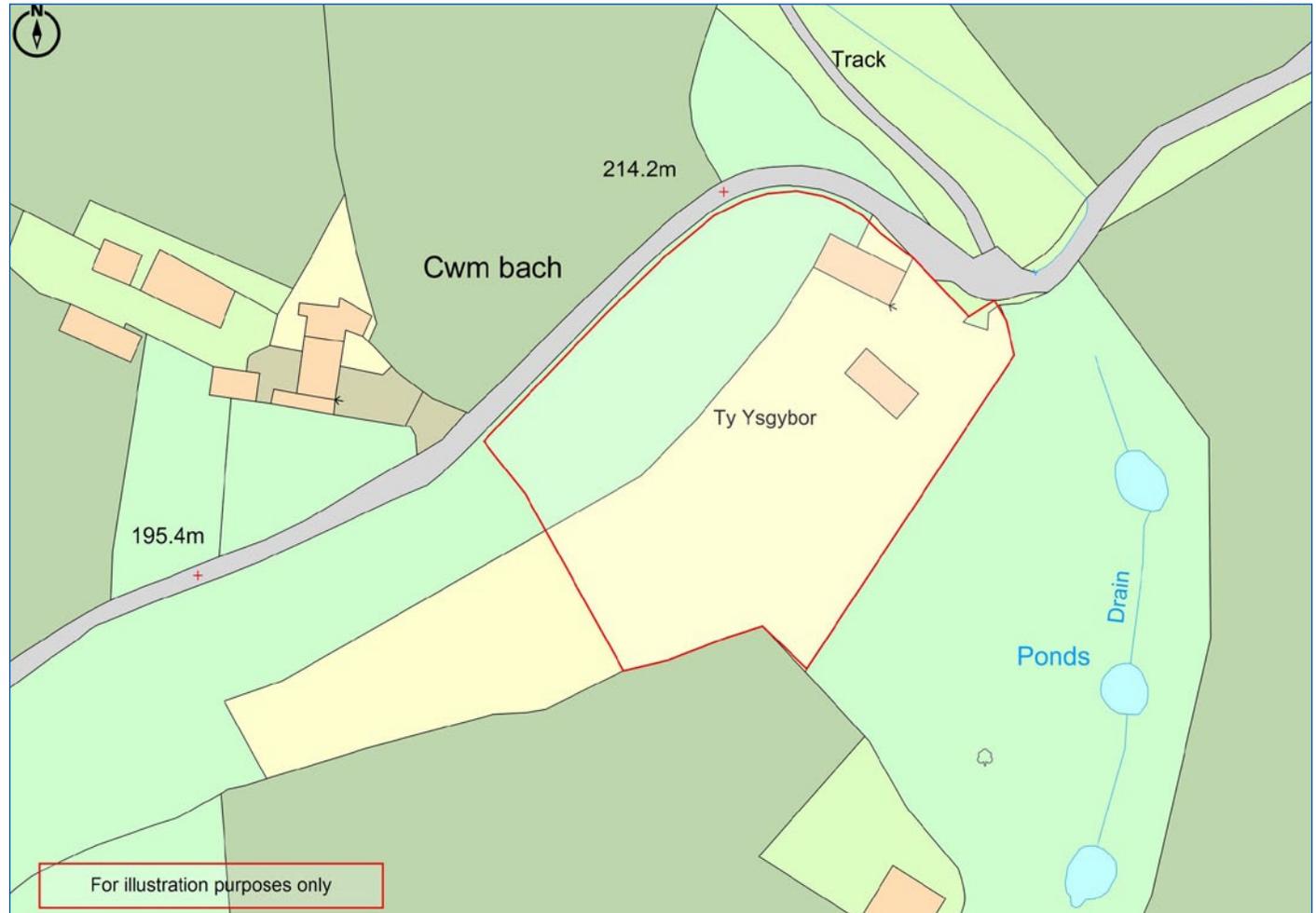
**Viewings:** Strictly by appointment with the selling agents

**Directions:** Please note: SAT NAV will not reach this destination. From Abergavenny take the A40 past Nevill Hall Hospital and continue towards Crickhowell. Turn right signposted Llangenny and stay on Llangenny Road, staying left at the fork in the road until you reach the heart of the village. At the bridge stay right (do not cross the bridge which leads to The Dragons Head pub) and continue up the hill until you reach a junction. Go straight across and up the lane until you reach the property on the right hand side.

 innovator.chapters.inefficient

**Postcode:** NP8 1HD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Powells Chartered Surveyors Land & Estate Agents**

Singleton Court Business Park

Monmouth

NP25 5JA

Telephone: 01600 714140

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared September 2022.