



CWM BRYNARW BARN

BETTWS | ABERGAVENNY | MONMOUTHSHIRE

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CWM BRYNARW BARN OFFERS A DESIRABLE SMALLHOLDING PACKAGE SET IN A PRIVATE ACCESSIBLE LOCATION WITHIN THE SETTLEMENT OF BETTWS WITHIN THE BRECON BEACONS NATIONAL PARK OFFERING A CHARACTERFUL DETACHED THREE BEDROOM BARN CONVERSION WITH OUTBUILDING AND LAND AND WOODLAND EXTENDING IN TOTAL TO 24.71 ACRES.

- Three bedroom detached barn conversion •
 - Unique configuration •
 - Charm and character throughout •
 - Modern country-style kitchen •
- 24.71 acres of pastureland and woodland •
- Detached large outbuilding with water and electricity connected •
 - Situated in an extremely private position •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM CWM BRYNARW BARN

Abergavenny 3.2 miles • Crickhowell 6.2 miles
Monmouth 27.2 miles • Newport 29.5 miles • Cardiff 41.2 miles
Bristol 59.6 miles • London 166 miles

Abergavenny Train Station 3.5 miles • Cardiff Airport 54.9 miles
Bristol Airport 64.9 miles • Birmingham Airport 103 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

Cwm Brynawr Barn is situated in the rural settlement of Bettws, to the north of Abergavenny, amid the countryside of the Bannau Brycheiniog (Brecon Beacons) National Park. Brynawr Mountain lies close by, adding to the property's striking rural setting and the opportunities to explore the surrounding landscape. The surrounding farmland, wooded valleys and nearby Black Mountains create an attractive setting for those who enjoy walking, cycling, riding and exploring the outdoors. Offa's Dyke Path is accessible from nearby Pandy, while the Sugar Loaf and Skirrid provide further popular walking routes..

The neighbouring village of Llanvihangel Crucorney offers useful everyday amenities, including a primary school, village shop, garage and village hall, together with the historic Skirrid Inn. The nearby settlements of Pandy and Crucorney add to the area's sense of community, while the wider countryside offers a wealth of footpaths and opportunities to enjoy the landscape.

Abergavenny is the principal town for shopping and services. This thriving market town has a varied selection of independent shops, supermarkets, cafés, restaurants, doctors surgeries and leisure facilities, alongside a theatre, cinema and railway station. It's traditional market and celebrated food scene add to the town's appeal, while Abergavenny Castle and Museum and Linda Vista Gardens provide attractive places to visit. Educational options include a choice of primary schools and King Henry VIII 3-19 School which is currently being redeveloped to provide a state of the art education establishment.

The picturesque, historic market town of Crickhowell is also within reach, offering independent shops, cafés and restaurants, as well as access to the surrounding mountains and the Monmouthshire and Brecon Canal.

The historic border town of Monmouth offers further shopping, dining and leisure facilities, including independent shops, Waitrose, M&S Simply Food and the Savoy Theatre. It is also home to Monmouth Comprehensive School and Haberdashers' Monmouth School. Beyond the towns, the wider region offers a choice of days out, from the Monmouthshire and Brecon Canal and Raglan Castle to the Wye Valley and Tintern Abbey.

Road links via Abergavenny connect the area with Monmouth, Hereford and South Wales, while rail services from Abergavenny provide an alternative for longer journeys.



THE PROPERTY

Cwm Brynawr Barn is a charming three-bedroom barn conversion with characterful features throughout including stone walling and exposed beams. Its accommodation is arranged across several levels, combining arrow-slit windows and feature fireplaces with a modern country-style kitchen and open living spaces.

The front entrance opens into a porch with a useful coat cupboard. Steps lead down to a shower room with a walk-in shower, WC and wash basin, with access through to the kitchen.

The kitchen has a range of base units, a central island and breakfast bar incorporating a Rangemaster cooker, and a mix of timber and granite worktops. Windows overlook the rear of the property, while a door opens onto the paved patio, perfect for alfresco dining.

Steps from the kitchen rise to an open dining area with oak flooring, continuing up to the sitting room. Here, an engineered oak floor and a feature fireplace with wood-burning stove create a welcoming place to relax. From the sitting room, steps lead down to a double bedroom with a fireplace, windows to two aspects and French doors opening onto the rear patio.

A further double bedroom is reached by steps from the sitting area and features exposed beams, a window and an arrow-slit window. A separate staircase rises from the dining area to a landing with an open balcony and a striking window feature overlooking the sitting room. From here there is access to an airing cupboard, a family bathroom with bath and separate shower, and the principal bedroom, which enjoys windows to the front and side.

OUTSIDE

A private driveway leads down to the barn, which is situated in an extremely private position. Positioned on the left-hand side of the driveway is a large outbuilding which is a two door monopitched building with box profile elevations under a tin sheeted roof. Internally it benefits from a hardcore and concreted floor. The building is connected to mains water and electricity and is versatile providing the perfect housing for stables but would also be suited for a range of possible uses.

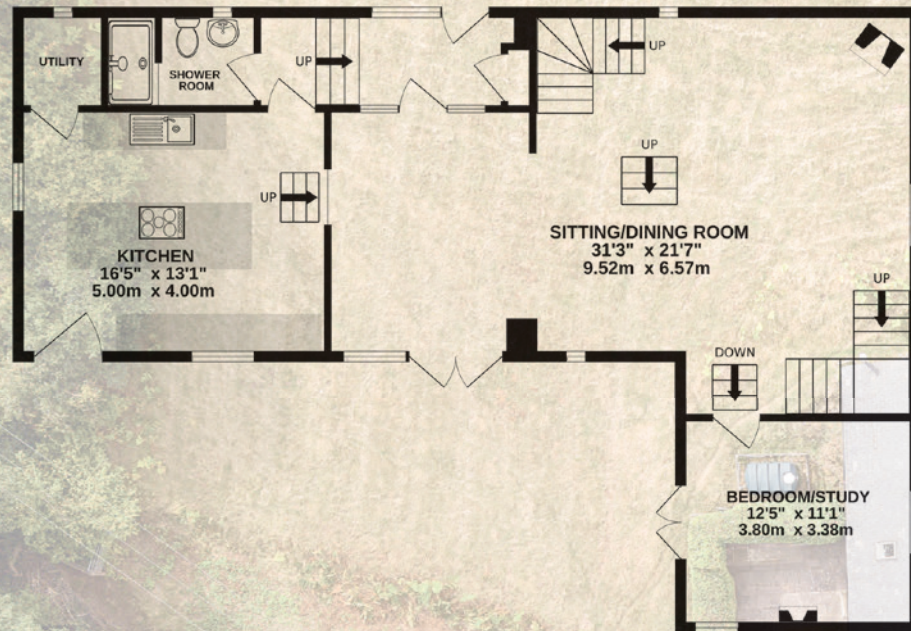
Directly opposite the outbuilding on the other side of the access drive is a fenced off roughly triangular shaped compartment which has historically been used as a garden area featuring a garden shed with cascading terraced beds and an outside seating / BBQ area at the bottom.

The land and woodland at Cwm Brynawr Barn extend out to the south-east. The principal property drive leads down beyond the dwelling into the land with the woodland on the north-eastern side and the land on the south-west. The land and woodland are gently rising up to the south-west. The first compartment of woodland extends to approximately 3.12 acres which is young established native broadleaves planted some 20 years ago. Beyond this is a 4.64 acre compartment of native ancient woodland which provides a wonderful mix of old and new.

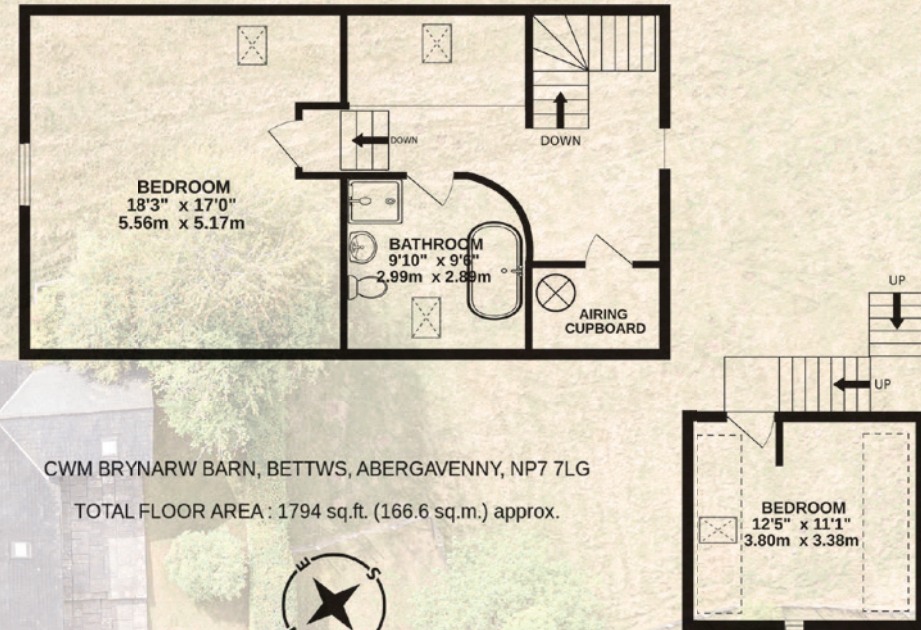
The pastureland is predominantly set out over four field enclosures extending to approximately 15.53 acres and benefits from an independent access track from the Bettws Road. The land is all gently sloping to gently undulating elevated permanent pastureland which is stock fenced providing useful grazing for livestock and could all be mown for fodder.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



CWM BRYNARLW BARN, BETTWS, ABERGAVENNY, NP7 7LG

TOTAL FLOOR AREA : 1794 sq.ft. (166.6 sq.m.) approx.



OUTBUILDING
37'9" x 16'7"
11.50m x 5.05m

CWM BRYNARLW BARN OUTBUILDING
TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.



KEY INFORMATION

Services: Mains electricity, spring water, oil fired central heating and septic tank.

Tenure: Freehold

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: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Abergavenny, head out via the Old Hereford Road. Continue on this road until you reach The Crown at Pantygelli and turn left shortly after which is signposted Bettws. Continue on this road, heading down the hill, until you reach a right hand turning towards the church. Head down this road, past the cottages on your right, and then turn right signposted Cwm Brynarw Barn. You will pass the green outbuilding on your left and if you continue down the private drive, Cwm Brynarw Barn will be on your right shortly after.

Postcode: NP7 7LG

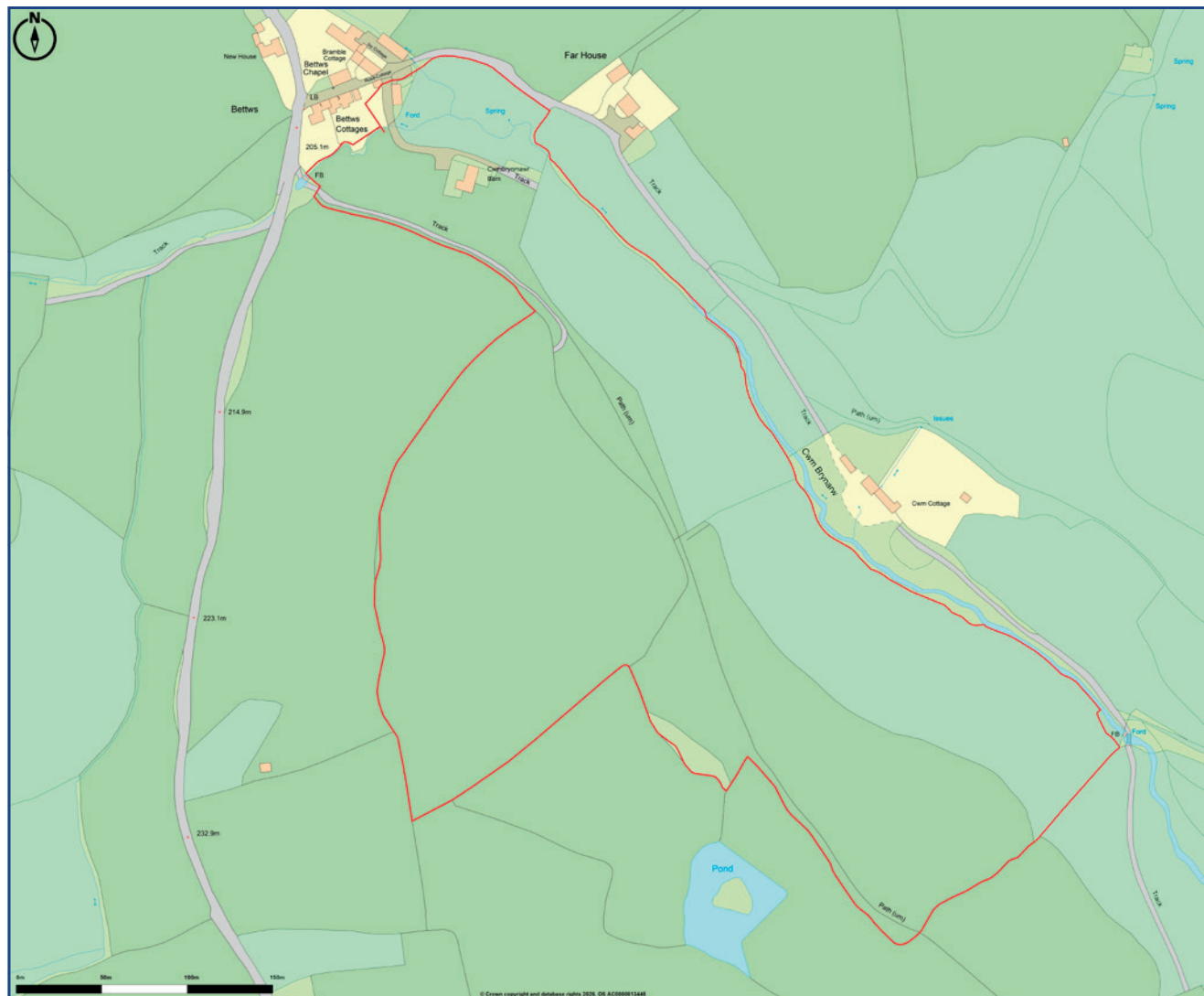
WHAT3WORDS



fish.crinkled.riverbank

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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