

THE TOWER

SCETHROG • BRECON • POWYS



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A fine 14th Century historic fortified tower house with fishing to rent on the River Usk

Open plan sitting room and kitchen • Cloaks
Utility • 3 Main Bedrooms (1 ensuite)

Bathroom • Box/Bedroom 4

Gardens • Greenhouse

Fishing to Rent • Just under 1 acre

Crickhowell 9 miles • Brecon 4 miles
Abergavenny 14 miles
(All distances are approximate)

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





Situation

The Tower at Scethrog is beautifully situated overlooking the water-meadows of the Usk Valley between Crickhowell and Brecon. Crickhowell is highly popular for its lovely shops, Inns and restaurants, whilst the County Town has more major services and the famous Christ College School. A local shop and post office is down the road in Talybont.

Dual carriageway from the M4 runs almost to Crickhowell giving fast road access, whilst Abergavenny has a fast train service to Newport and on to London Paddington.

Brecon and Hay on Wye are well known for their Jazz and Literary Festivals respectively; the Brecon and Monmouth Canal runs closely; there are fabulous walks through the Brecon Beacons and Black Mountains; and fishing on The Usk.

History

The imposing Tower at Scethrog has long been a subject of speculation. One of only two such towers in the region, it is thought to date from the 14th Century and to have been built by the Picard family as an outpost to Pencelli Castle. Over the years, it has undergone adaptation – today it bears witness to centuries of history but its original defensive character is still apparent in its sturdy stone structure. The Tower stands on a man-made mound; it has thick walls, deep windows and a beautiful winding stone stairway, the remains of the original moat can be seen from one of its spacious bedrooms. The grandeur of its immaculately persevered original features and modern improvements have created an elegant and welcoming family home from this historical Grade I building.

Description of Property

Internally the accommodation is on 3 floors with high ceilings, deep window sills, and some fine flagstone floors. Stone steps lead up to the front door and through a porch and hall to the open plan sitting room and kitchen. Steps lead up to the first and second floors with a bedroom per floor and a smaller children's room on the latter. There is an ensuite shower and a family bathroom. From the sitting room a separate stair case leads up to a 3rd good bedroom/study, whilst beneath is a utility room, wc and a door to the greenhouse.

Recently CADW objected to some alterations which have now been rectified and agreed.

Gardens & Grounds

The Tower is principally south facing and there is a lovely terrace to make the most of the views. The boundaries are formed by stone walls and hedges on three sides and on the fourth, by an ox bow with aspects of the River Usk and Brecon Beacons in the distance. The main garden is planted with shrubs and plants and is divided from an old orchard by espaliered fruit trees. The old orchard itself is now planted with trees, shrubs and a soft fruit garden and there are 2 garden sheds. On the east side of The Tower there is an exquisite small rose garden whilst the south side has a lawn sloping down to the former moat.

Fishing

The fishing on the River Usk is across the fields from The Tower and could be available to rent if required.

Services

Mains electricity and water. Private drainage. Central heating from oil fired Rayburn (plus night storage heaters).

Fixtures and fittings

Only those items mentioned in these sale particulars are included in the sale. All others, such as fitted carpets, curtains and light fittings are specifically excluded but may be made available by separate negotiation.

Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a guaranteed right of way over the private lane to The Tower where parking alongside is by consent which has been freely given.

Tenure

Freehold.

Local Authority

Powys County Council - 01597 826000.

Council Tax

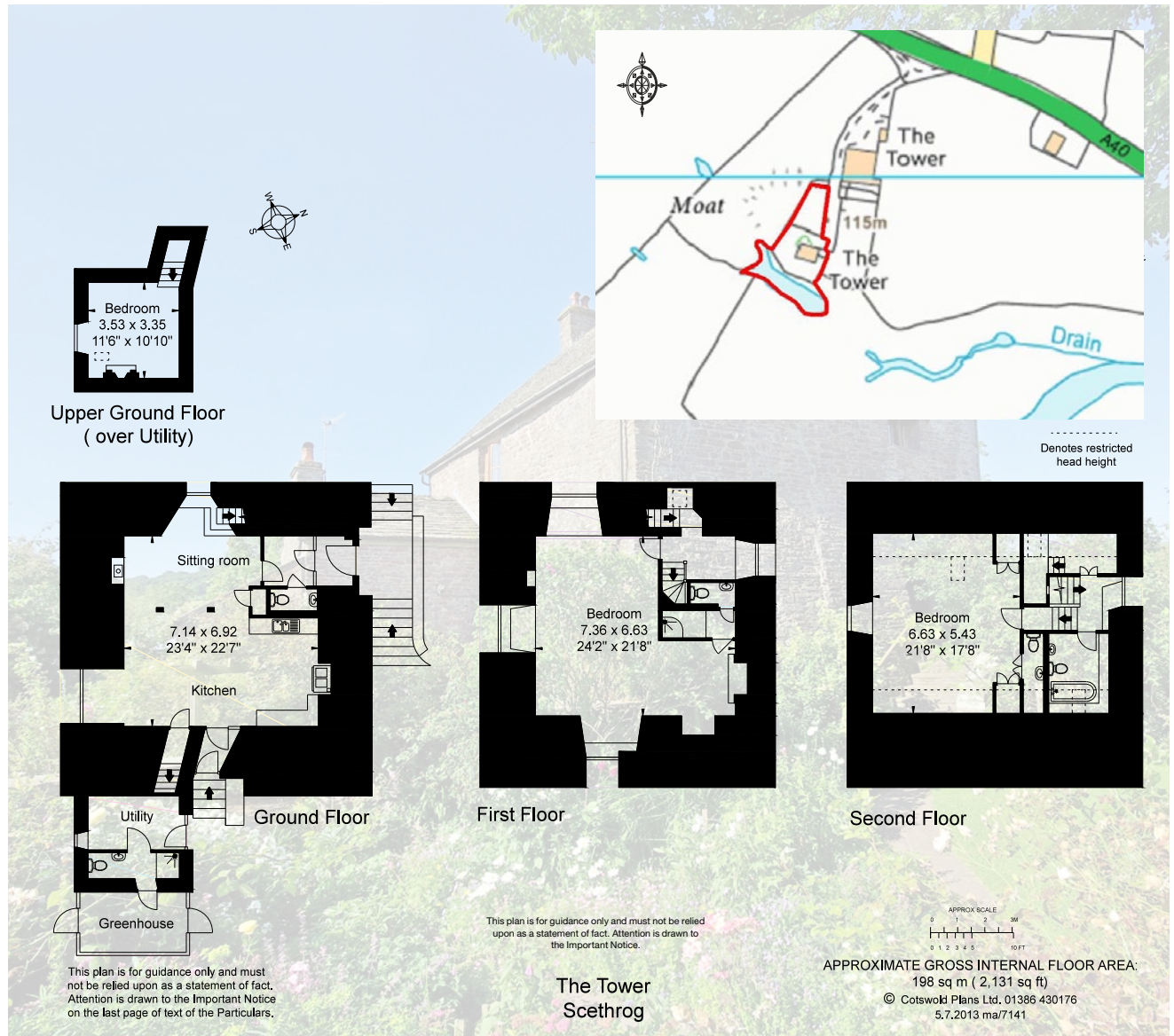
Band: F

Viewing

Strictly by appointment with Knight Frank – 01432 273 087

Directions (Postcode LD3 7YE)

From Brecon take the A40 towards Abergavenny. The Tower is on the right hand side after about 4 ½ miles.



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