



Estate Agents

Taylor & Co

Abergavenny

Porthmawr House

Brecon Road, Crickhowell NP8 1DE

Asking Price

£1,250,000



# Porthmawr House

## The Regency Mansion of Crickhowell and 15<sup>th</sup> Century Gatehouse, formerly Cwrt y Carw, Stag's Court

Grade II Listed Regency Mansion House with seven double bedrooms, six bathrooms, four reception rooms and ancillary accommodation featuring a multi-media suite with pottery studio

Two independent two & three bedroom apartments | In grounds of about 1.4 acres (additional 0.75 acre available via separate negotiation) | Grade I Listed Gatehouse with turret and armoury room

Large west facing lawn with sun terrace and water feature | Potential for change of use and development subject to consent

Situated in a prime central position in Crickhowell in the Bannau Brycheiniog National Park with extraordinary views towards the Black Mountains, Mynydd Llangatwg, Table Mountain & the Beacons

Easy road access to Abergavenny & Brecon plus further afield to Cardiff (50mins) & Bristol (1hr) | Array of gastro pubs, cafes & independent shops all close-by

Highly favoured primary & high schools in Crickhowell & Llangattock as well as in the private sector in Brecon, Hereford & Monmouth | Monmouthshire & Brecon Canal within walking distance

Popular tourist area with walking & outdoor leisure activities all widely available

**This is a fine example of a Grade II Listed Regency mansion house dating from 1824 and occupying a prime, central position in the very centre of the bustling and internationally famous market town of Crickhowell in the Bannau Brycheiniog - Brecon Beacons - National Park and from which an extraordinary vista over the splendid tapestry and landscape of the Black Mountains can be richly enjoyed. Steeped in history and ancestry and occupying the site of a former residence where Charles I is believed to have once stayed, this substantial country property occupies grounds of circa 1.4 acres to include the main seven bedroomed, six bathroom, mansion house together with four receptions rooms, an entertainment room complete with bar, an addition to the principal accommodation containing a multi-media suite, pottery/artist studio, and kitchen plus bathroom facilities, two self-contained apartments, one of three bedrooms, and one with two bedrooms, and of great historical interest to the town, a Grade I Listed Gatehouse identified as being a scheduled ancient monument. Rarely does an opportunity to acquire a magnificent property such as this arise with the potential to occupy a major primary residence or commercial opportunity to suit. A further 0.75 of an acre is available to purchase via separate negotiation which, given the size of the grounds, offers the potential for future development but this, together with any change in classification of the property, would require the necessary planning consent.**

**DESCRIPTION** | This mansion house sits on the site of a 15<sup>th</sup> century fortified manor house. The original Grade I Listed Gatehouse which occupies a prominent position on Brecon Road, protected the former manor house of Cwrt Y Carw, translated from Welsh to English as Stag's Court, and was part of the defences of the English Lordship of Raglan and more latterly was once the Herbert family's mansion home. Whilst the original manor house was damaged by fire, the 15<sup>th</sup> century two storey Gatehouse remains and has a distinctive crenelated top which is set forward into a long crenelated wall which runs around the northern perimeter of the former site. The Gatehouse represents an individual slice of history in our modern world and is believed to be the only scheduled

ancient monument left in private ownership in Wales. Featuring a battlemented parapet, the structure has an array of features and was immortalised on a Victorian watercolour by Caleb Robert Stanley which was produced on bank notes for the Bank of Porthmawr, existing as currency until replaced by a national bank in the town.

The Gatehouse has an archway from within which leads to the main house which although a younger build than its older protector, is itself Listed and was constructed by the Seymour family to replace the manor house which had been demolished to make way for New Road. The residence is attractively stucco-fronted under a slate roof with wide swept bracket eaves and classical eaves bands and is of a U-plan design with later additions. The property has retained several historical features including shuttered small pane sash windows, a central part glazed porch to the front elevation under a striking lean-to veranda with decorative detailing on the sun terrace, wide oak floorboard planks, and an oak staircase which has been restored from the original by the owner. Some of the internal doors and fireplaces are original as is much of the corning and ceiling roses.

The owner has extended great attention to detail and has personally hand-crafted missing doors and frames ensuring that they are a close reproduction of the original and what has been lost over time, such as chandeliers, has been painstakingly sourced across the country from similar aged properties and installed in this exceptional home. Whilst the property is of its age, it has been a labour of love for the owner to methodically restore it from run-down apartments to its former glory whilst having an eye for modern enhancements and improvements. This property should therefore be regarded as a sympathetically restored mansion house that has been transformed into a modern home perfectly attuned to its surroundings and heritage.

**SITUATION** | Crickhowell is a small yet thriving town set amongst the stunning scenery of the Bannau Brycheiniog National Park

alongside the banks of the River Usk. Crickhowell is highly regarded amongst the walking community and is a haven for both home seekers and tourists alike. The town was the first winner of the annual Best High Street in Britain Award and is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, a baker, Wales's first zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information and resource archive centre.

Crickhowell also benefits from dentist surgeries, a health centre, a garage, and the iconic Webbs hardware store. There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street, in the centre of this bustling town. The area is also well served for schools for all ages, both of which are fêted in both the local area and further afield too. As well as being for the young, Crickhowell enjoys an active older community with the local U3A boasting 390 members.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, major supermarkets and many well-known high street shops, including WH Smiths, Boots, and a large Waitrose with John Lewis at Home section. Abergavenny also hosts a market several times a week which includes a farmers' market, flea market and a monthly night food market. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. The railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

## THE ACCOMMODATION IN MORE DETAIL COMPRISES:

### MANSION HOUSE

#### ORIGINAL CENTRAL GLAZED PORCH TO:

**ENTRANCE HALLWAY** | A superb entrance to this mansion house featuring a splendid Regency style cut string staircase with a continuous oak handrail to the second section of stairs and a balcony central landing, moulded archway and cornice ceiling, oak floorboards. Twin panelled doors to either side of the hallway open into the two principal reception rooms of this grand house.

**DRAWING ROOM** | Twin sash windows to the front aspect affording a view across the westerly front lawn, cornice ceiling, original elegant mirror fine glass armed hand-strung chandelier originating from London picture rail, panelled walls, original marble fireplace with cast iron surround and open grate, oak floorboards.

**DINING ROOM** | Twin shuttered sash windows enjoying views across the lawn, cornice ceiling, picture rail, fireplace with oak surround and fitted cupboard with display recess to one side of the chimney breast, oak floorboards. A door to the side entrance lobby gives access to the kitchen.

#### From the hallway, a set of glazed double doors open into:

**FAMILY / ENTERTAINMENT ROOM WITH HANDBUILT MAHOGANY DRINKS BAR** | This is a fabulous space within this period home and is fitted with an equipped drinks bar to include a beer tap and pump, under counter fridge, sink unit and glass shelving providing the owner with a fully functioning bar on the scale of a modest microbrewery. Within this space is an attractive seating area enhanced by oak floorboards and doors to the kitchen, laundry room, a walk-in coats cloakroom and a separate lavatory cloakroom. There is also access to the rear hallway of the house.

**KITCHEN / BREAKFAST/FAMILY ROOM** | This comfortable kitchen is fitted with a range of cabinets in a sage green colour washed finish to include a central island unit, glazed display cabinets, cookery shelving and an inbuilt Welsh style dresser. The cabinets have solid wood worktops over with an inset double sink, double drainer unit, space for dishwasher, full height fridge/freezer and space for two range cookers. A sash window overlooks an internal courtyard, plus doors to the side entrance lobby, the laundry room and family entertainment room.

**LAUNDRY ROOM** | Glazed roof, windows to one side, worktop with space for washing machine and tumble drier, door to inner courtyard.

**A rear hallway from the family/entertainment room gives access to a side garden and leads to:**

**STUDY** | This is a generously sized home office with a broad sash window to the side aspect with a view over the garden, cornice ceiling, fireplace (not in use).

A door leads from the study into a hallway giving access to a **home multi-media suite**. This wing of the house was formerly arranged as a two bedroomed apartment but was adapted and extended by the owner to better suit their needs but given its extension, this wing could be converted into a three bedroomed apartment if required. The wing is configured as follows:

**MULTI - MEDIA ROOM** | An impressive room with an A frame vaulted ceiling and exposed beams, triple and bi-fold doors fitted to the entire width of one wall, exposed stone walling, stripped floorboards. Door to adjoining:

**WORKSHOP** | Bi-fold doors, vaulted ceiling, stripped floorboards.

**ARTIST / POTTERY STUDIO** | Window overlooking a courtyard, lighting, electric, water supply.

**OFFICE** | Casement window overlooking a courtyard, tiled flooring.

**SHOWER ROOM** | Corner shower cubicle, lavatory, wash hand basin, linen cupboard.

**KITCHEN** | Fitted cupboards with worktops over, sink unit.

### FIRST FLOOR

On the upper floors: a first floor, upper first floor and second floor, there are seven double bedrooms and six bathrooms. All the bedrooms are double in size and five of them have en-suite facilities. A split level landing accessed from the central staircase provides access to the bedrooms and bathrooms as follows:

**PRINCIPAL BEDROOM** | Twin sash windows overlooking the lawn and with views to the hillside beyond, coved ceiling, picture rail, stairs to:

**EN-SUITE SHOWER ROOM** | Shower with glass screen, lavatory, wash hand basin.

**SECOND PRINCIPAL ROOM** | Twin sash windows to the front overlooking the lawn and the hillside beyond, cornice ceiling.

**The two bedrooms without an en-suite are served by:**

**FOUR PIECE FAMILY BATHROOM** | Panelled bath, shower enclosure, lavatory, wash hand basin.

### THE APARTMENTS

**The main house has adjoining yet separate apartments on both the ground floor and the first floor. The apartments would make excellent guest accommodation but would equally lend themselves to letting for either long term or holiday let purposes. The first floor apartment is accessed from both an external staircase and an interconnecting door from the first floor of the main house.**

### GROUND FLOOR TWO BEDROOMED APARTMENT

The apartment has a large living room with windows overlooking the courtyard. There is a kitchen, laundry area, two bedrooms, and a shower room. This apartment used to have an access into the kitchen of the main house via a doorway, but this has been blocked off but could be re-instated if required. The apartment is served by its own gas central heating boiler.

### FIRST FLOOR APARTMENT THREE BEDROOMED APARTMENT

This split level apartment has a spacious open plan triple aspect kitchen/ living/ dining room which has a vaulted ceiling, three double bedrooms, and a bathroom. The apartment is served by its own gas central heating boiler.

### OUTSIDE

The property occupies grounds of circa 1.4 acres which are approached over a private driveway. A privately owned driveway (not included in this sale) around the perimeter of the lawn gives access to three other neighbouring properties. **A further 0.75 of an acre is available to purchase via separate negotiation.**

**GARDENS** | A large sun terrace to the front of the house provides an excellent vista over the predominantly westerly lawned gardens which are grand in size and scope and offer uninterrupted views over the Usk Valley encompassing the Black Mountains, the Brecon Beacons in the far distance, Mynydd Llangatwg and Table Mountain in the far distance. The gardens sweep around three sides of the house with extensive **parking facilities** available to either side of the house.

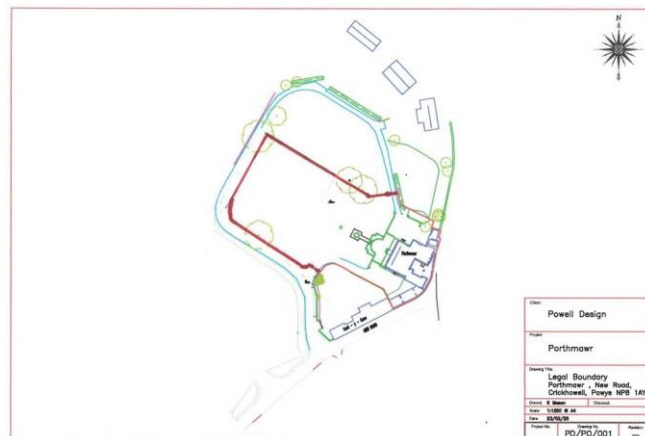
**INNER COURTYARD** | Within the inner U shape plan of the house is a courtyard enclosed to one side by the original crenelated wall. This area is paved and has access to Brecon Road from a gate in the wall. The courtyard has a lockable flap leading to:

**CELLAR** | A singular stone vault accessed via a set of wooden steps with limewashed walls and the original flagstone floor.





**GATEHOUSE** | A much-drawn iconic landmark in Crickhowell, this medieval 15<sup>th</sup> Century Gatehouse is a two storey Grade I Listed scheduled ancient monument with a crenelated battlement tower which is set proudly forward in a long crenelated wall running on the northern perimeter of the property along Brecon Road. Instantly recognisable, the Gatehouse is a well-documented and famous feature of Crickhowell and has been oft-written about by historians. Porthmawr is Welsh for large gate, and it was constructed as the entry point to the former manor house by the Herbert family. On entering the Gatehouse, there is a palpable sense of history contained within its walls and structure much of which has been preserved and is intact with a pointed Springer arched entrance on the ground floor with moulding, hoods, and stops plus doors with openwork tops and a two bay vaulted interior with stained glass window.



## DEVELOPMENT POTENTIAL

The property is a residential dwelling occupying a substantial plot of circa 1.4 acres and being centrally positioned in the market town, it may suit a variety of alternative uses other than as a private home. Whilst any change of use or development of the site would require both planning and listed building consent, a further 0.75 of an acre is available via separate negotiation and offers the potential for construction of other dwellings in the grounds. The Agent has not undertaken any research in this regard and buyers are advised to make their own enquiries but should note that the property is in a national park and is therefore also in a conservation area. The property operated successfully as a wedding venue for several years and whilst wedding receptions could still be held here (s.t.p.p.), there is a restrictive covenant prohibiting wedding ceremonies taking place. Should any dwellings be built, an overage clause will be applied.

## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors. The property is registered under Title WA876473. The additional land available is held on a separate Title: CYM285251.

**Services** | Mains electric, water and drainage, gas central heating provided by five boilers.

**Council Tax** | Main house Band G, Apartments Band B (Powys County Council)

**EPC Rating** | Band D for the main house and both apartments

**Flood Risk** | Very low risk according to Natural Resources Wales See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | There are restrictive covenants.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may adversely affect this property. Please refer to <https://beacons-npa.gov.uk/planning/>

**Broadband** | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

**Mobile network** | O2, EE, Vodafone, Three have outdoor coverage. O2 has likely indoor coverage, other suppliers are limited. See <https://checker.ofcom.org.uk/>

**Viewing Strictly by appointment with the Agents**

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Reference AB 321





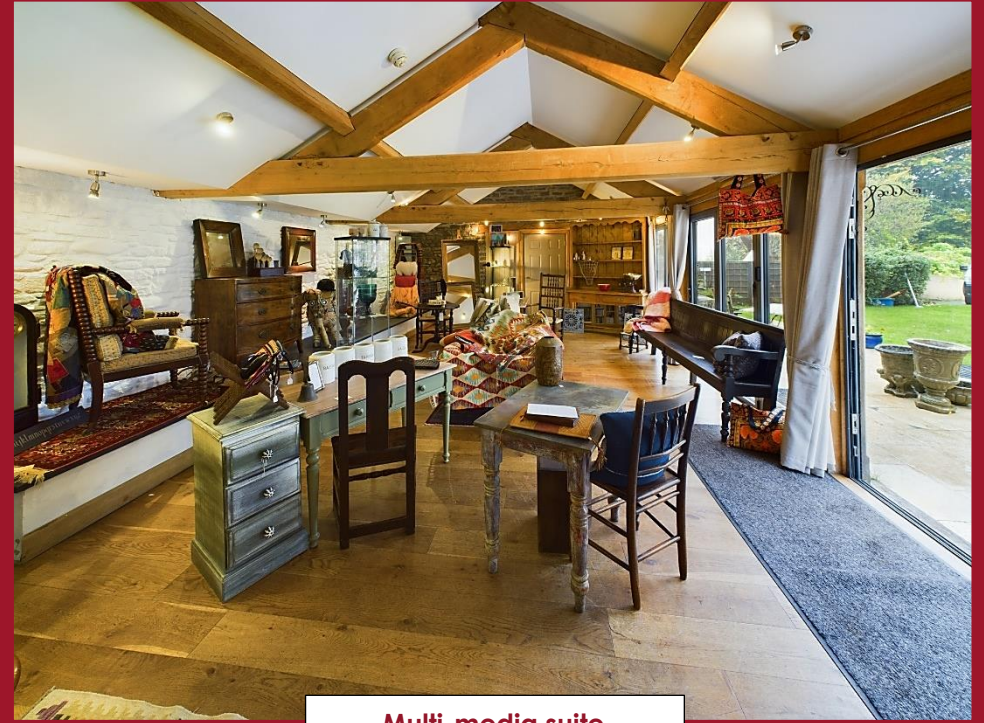












Multi-media suite







First Floor Apartment





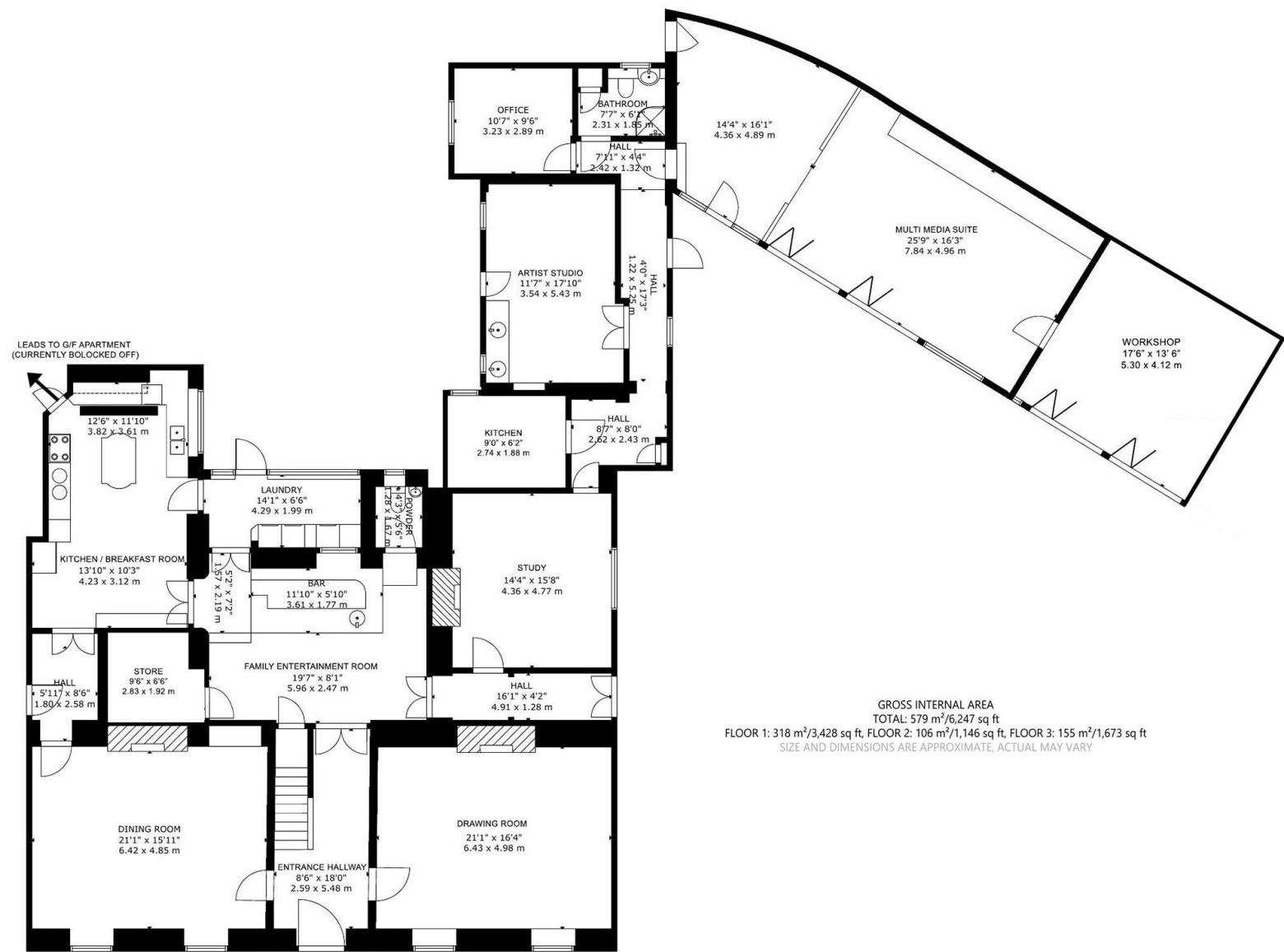


Ground Floor Apartment





# Ground Floor



GROSS INTERNAL AREA  
TOTAL: 579 m<sup>2</sup>/6,247 sq ft  
FLOOR 1: 318 m<sup>2</sup>/3,428 sq ft, FLOOR 2: 106 m<sup>2</sup>/1,146 sq ft, FLOOR 3: 155 m<sup>2</sup>/1,673 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# First & Second Floor



GROSS INTERNAL AREA  
TOTAL: 579 m<sup>2</sup>/6,247 sq ft  
FLOOR 1: 318 m<sup>2</sup>/3,428 sq ft, FLOOR 2: 106 m<sup>2</sup>/1,146 sq ft, FLOOR 3: 155 m<sup>2</sup>/1,673 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

First and upper first floor

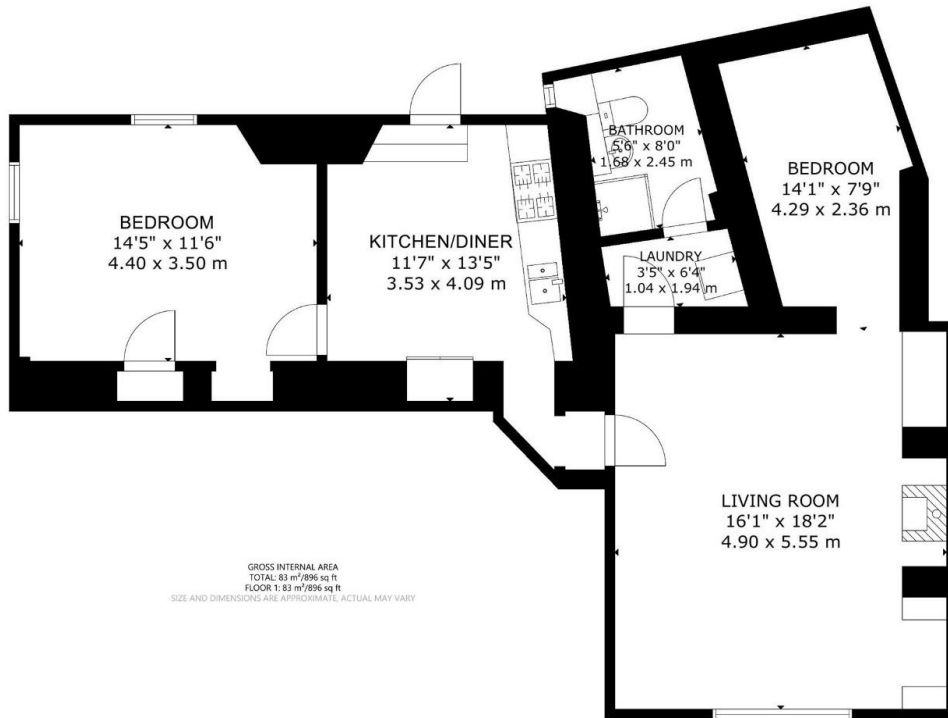


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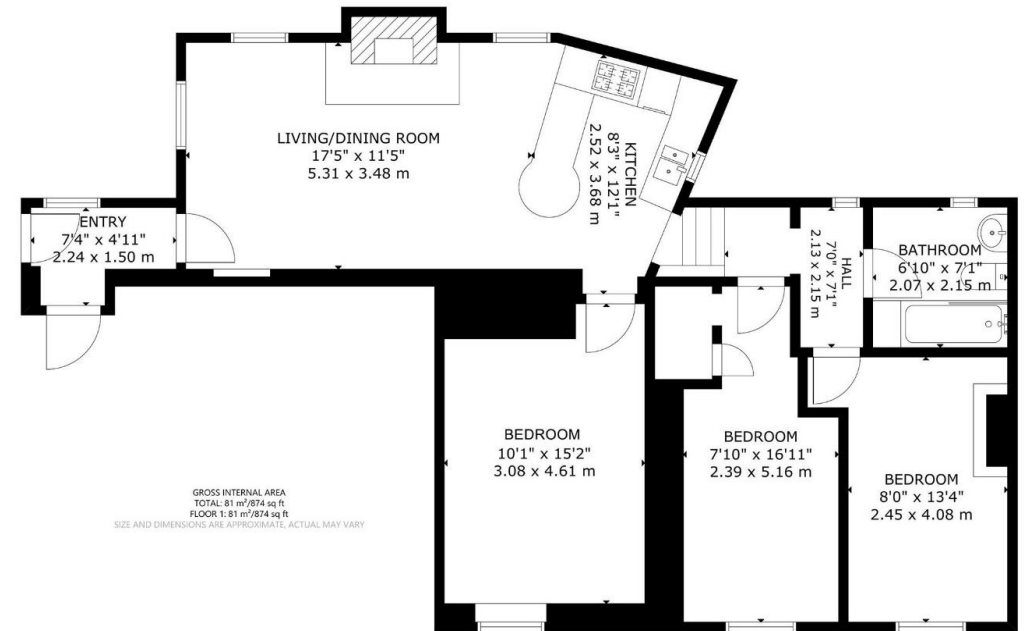
Second floor



# Apartments



Ground floor apartment



First floor apartment



