



The Gardens
Nantyderry | Abergavenny | Monmouthshire | NP7 9DW

FINE & COUNTRY

Step inside

The Gardens

- **Approached via a tree lined driveway**
- **An attractive four bedroom detached bungalow**
- **Separate detached two bedroom coach house**
- **Heated Outdoor Swimming Pool**
- **Beautiful gardens and grounds circa 3.5 acres (tbv)**
- **Accessible location between Abergavenny and Usk**

Rooms and Measurements

Main House

Entrance Hall

Family Room - 18' 0" into bay x 12' 1" max (5.49m x 3.68m)

Drawing Room - 18' 2" x 16' 0" (5.54m x 4.88m)

Dining Room - 18' 0" x 16' 0" (5.49m x 4.88m)

Kitchen/Breakfast Room - 16' 0" x 12' 0" (4.88m x 3.66m)

Cloakroom

Utility Room

Master Bedroom - 15' 4" into bay x 14' 6" (4.67m into bay x 4.42m)

En suite Bathroom

Bedroom 2 - 12' 9" x 9' 7" (3.89m x 2.92m)

En suite Shower Room

Bedroom 3 - 13' 10" into bay x 11' 5" (4.22m into bay x 3.48m)

Bedroom 4 - 12' 8" x 9' 6" (3.86m x 2.9m)

Bathroom

The Coach House

Drawing Room - 14' 10" x 14' 6" (4.52m x 4.42m)

Kitchen - 14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom 1 - 11' 8" x 9' 6" (3.56m x 2.9m)

Bedroom 2 - 10' 8" x 10' 0" (3.25m x 3.05m)

Bathroom

Detached Bungalow

Approached via a tree lined driveway flanked by beautiful lawns and mature gardens, the property comprises two dwellings, a detached bungalow in which the present owners reside and a separate 2 bedroom former Coach House which could be used as a let/holiday let or for the use of extended family/guests. The detached bungalow dates from the 19th Century, once forming part of the estate of neighbouring Nantyerry House and has been refurbished by the present owners and stands in stunning gardens and grounds of approximately 3.5 acres which include an outdoor swimming pool. The accommodation offered by the bungalow: Reception hall, kitchen/breakfast room with doors to outside terrace, drawing room, dining room with views of the gardens to the

rear and French doors to outside and a utility room. The master bedroom has a bay window overlooking the gardens and there are two further bedrooms overlooking the courtyard. Two of the bedrooms offer en suites and there is a family bathroom with free-standing bath. To the rear of the bungalow is The Coach House.

The Coach House

The detached coach house can be found at the end of the driveway next to the main house. The accommodation comprises: Entrance halls, kitchen/breakfast room, sitting room with vaulted ceiling and French doors to its courtyard garden. Two bedrooms and a bathroom. Outside the coach house has its own private outside space.

Outside

The Gardens is approached via a lengthy tree lined driveway leading to both properties. The driveway is flanked by extensive lawns and these beautiful mature gardens lie to the front rear and side of the property. Totalling circa 3.5 acres, in addition to the expanses of lawn there are coppices of trees, a pond which comes off of a natural running stream and closer to the property, paved terraces and a courtyard.

Heated Outdoor Swimming Pool

Set in an extensive paved terrace to the rear of the property. Removable roll back cover.

Directions

From Abergavenny take the A4042 towards Pontypool/ Newport. Pass through the villages of Llanellen and Llanover and take the left hand turning signposted 'Nantyerry'. Continue along this country lane (bearing right at the junction), the entrance to The Gardens can be found on the right hand side before the railway bridge.

Services

We are advised that mains electricity and water are connected to the property. The property has a water meter. Drainage via septic tank. LPG gas fired central heating system. Oil fired central heating system in the coach house.

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.

Location

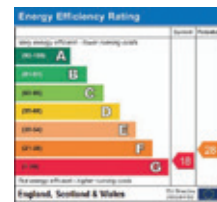
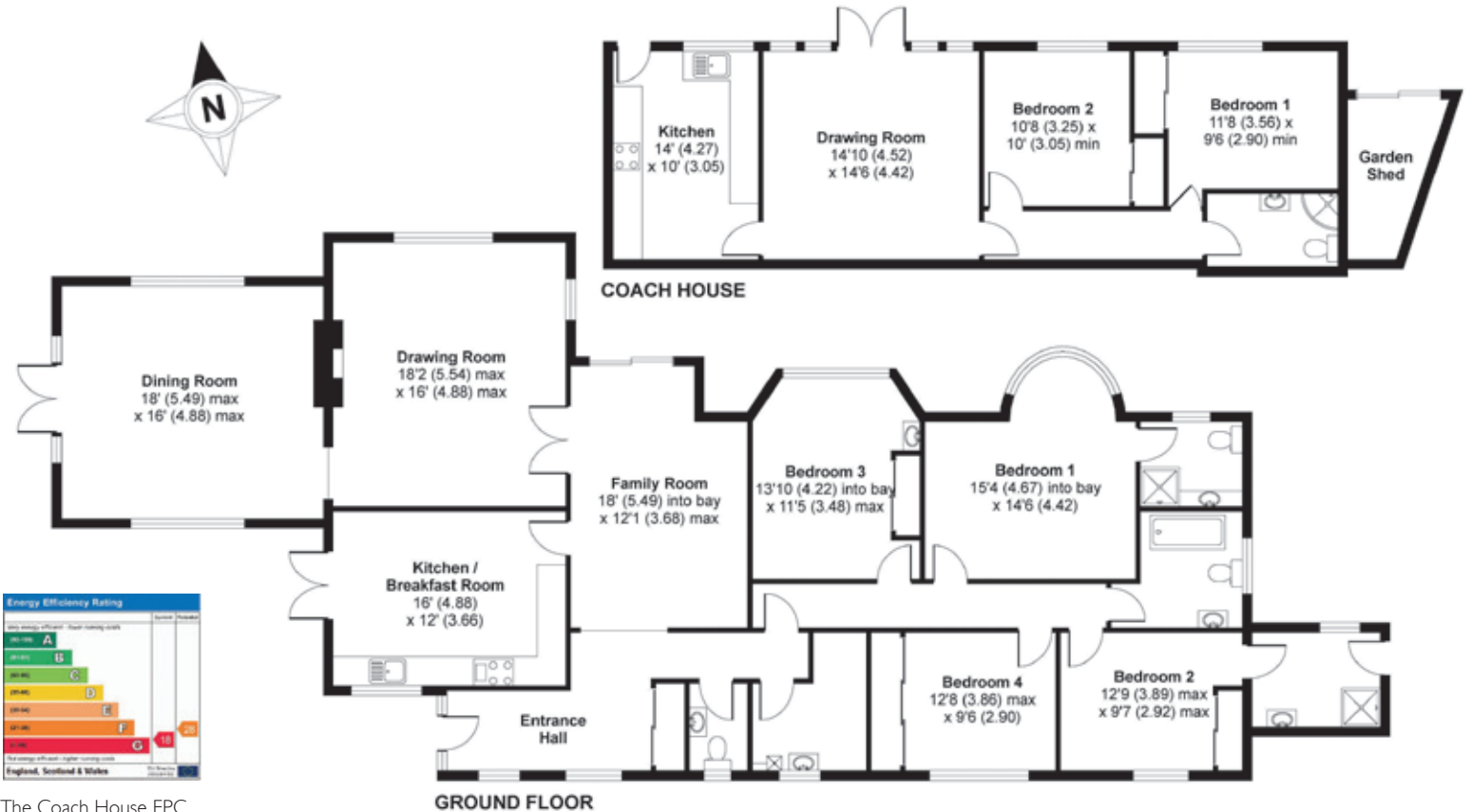


Nantyderry is surrounded by the beautiful Monmouthshire countryside and lies between the historic market town of Abergavenny and the pretty picturesque town of Usk. Both towns offer a range of amenities. In Usk there are individual shops, doctors, dentist, restaurants and public houses plus a bank and a Post Office. The larger town of Abergavenny offers a range of both individual and larger shops, supermarkets, a theatre and cinema together with restaurants, public houses, doctors and dentists. Places of Worship serving a number of denominations can be found in both towns.

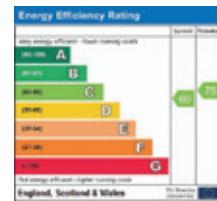
There are schools in and around Abergavenny and Usk together with the well regarded Haberdashers Schools in the county town of Monmouth and there are outdoor activities, including walking, horse riding and cycling to be enjoyed locally. Golf enthusiasts are particularly well served with a choice of local clubs and courses and the prestigious celtic manor resort with its Ryder Cup facilities in Newport. The Foxhunter Public House is a short stroll from The Gardens. The Foxhunter was named in honour of the famous horse ridden by Nantyderry local, Sir Harry Llewellyn, who together won a gold medal in the show jumping class at the Helsinki Olympics in 1952. Road links to the A449, A40, A465 and the M4/M5/M50 motorway network can be found via both Usk and Abergavenny. There are mainline railway stations in Abergavenny, Pontypool and Cwmbran.

The Gardens, Nantyderry, Abergavenny, Gwent, NP7

APPROX. TOTAL INTERNAL FLOOR AREA 2815 SQ FT 261.5 SQ METRES (INCLUDES COACH HOUSE)



The Coach House EPC



The Coach House EPC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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