

Lower Cwm Farm Llantilio Crossenny, Abergavenny



ROSCOE ROGERS KNIGHT
Town and country properties



Lower Cwm Farm

Llantilio Crossenny, Abergavenny

This outstanding 6 bedroomed farmhouse set in 12 acres with a substantial stone barn is set in an idyllic, quiet location between the historical towns of Monmouth and Abergavenny. Set over 3 floors with period features dating back to the early 17th C with a sympathetic blend of contemporary high-quality finishes. Significantly extended and remodelled to the highest of standards with spacious, bright and airy rooms throughout. The detached barn has been used for conferences and a wedding venue having toilets and kitchen. Attached 6 bay open fronted carport off the central gravelled courtyard. The mature grounds consist of beautifully landscaped gardens, meadows, paddock, an established fruit orchard as well as stables with ancillary bays.

Traditionally constructed with a painted rendered exterior, inset wooden double-glazed windows and doors set under pitched, plain tile roofs. Original features include exposed beams and trusses, vaulted ceilings, oak vertically boarded doors with wooden finger latches, as well as a combination of travertine, flag-stone and oak flooring, low voltage downlighters, surround sound speaker system and oil-fired central heating to underfloor and radiators.

From the parking area steps lead up to the front garden and sun terrace and the main entrance is under an oak open framed porch through a part glazed door into:

SITTING ROOM: 6.04m x 4.87m (19'10" x 16'0")

Window to front overlooking terrace and drive. Oak staircase to upper floors with inset carpet runner, oak balustrading and square newels. Feature stone inglenook fireplace with lintel over and inset wood burner on raised stone hearth. Wooden panelled storage cupboard with hanging rail and shelving. Doors into:



DINING ROOM: 5.22m x 3.78m (17'2" x 12'5")

Arched hardwood framed Spanish doors out to side garden and walled terrace. High, vaulted ceiling with exposed trusses.



CELLAR/WINESTORE: 3.28m x 4.43m (10'9" x 14'6")

Accessed via stone spiralled staircase. Window at high level and concrete flooring.

LIBRARY: 3.63m x 4.89m (11'11" x 16'1")

Window to the front with seat and part glazed door to back with access out to the garden. Decorative cast iron fireplace with ornate wooden surround set on a ceramic hearth. Full height book shelving to two walls.



From the sitting room through part glazed panelled door into:

KITCHEN: 4.91m x 3.97m (16'1" x 13'0")

Window to the back with delightful views overlooking the garden and orchard. Bespoke "U" shaped kitchen with panelled painted doors and drawers set under wooden worktops with inset one and half bowl sink with mixer tap and "Quooker" instant hot water tap with slate splashback. Integrated dishwasher and fridge. Matching wall cupboards as well as extensive shelving to three walls. Four ovened electric Aga with hotplate and matching extractor hood. Part glazed door to:



SIDE PORCH:

Part glazed external door out to garden. Ceramic flooring and skirting. Space for fridge/freezer. Door into:

CLOAKROOM:

Window to side. Modern white suite with low level W.C. Corner wall mounted basin with mixer tap. Consumer unit at high level.

From Kitchen double doors into:

UTILITY ROOM: 2.79m x 3.63m (9'2" x 11'11")

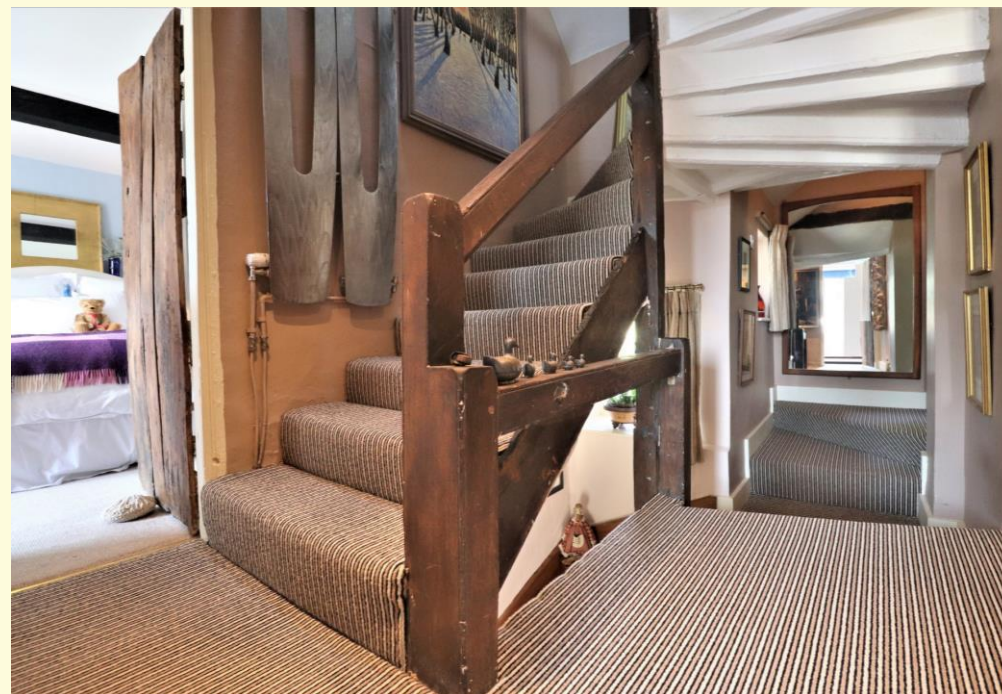
Atrium roof and window to the back and part glazed exterior door to side terrace. Combination of wooden and laminate worktops with inset Belfast sink and pillar tap. Panelled painted drawers and cupboards set under. Matching tall units housing washing machine and tumble dryer. Space and plumbing for dishwasher. Storage cupboard housing underfloor ports, sealed heating system and hot water tank. Two further storage cupboards with full height shelving and hanging rail.



From the sitting room up oak staircase to:

GALLERIED FIRST FLOOR LANDING:

Window to back. Split level with doors into the following:



CLOAKROOM:

Window to side. Low level W.C. hardwood vanity unit with inset single ceramic bowl, mixer taps and cupboard set under.

BEDROOM 6: 2.12m x 3.40m (6'11" x 11'2")

French doors to the back with meadow views. Vaulted ceiling with exposed beams. Fitted wardrobe with shelving, hanging rail and storage. Bespoke raised platform for single bed with storage cupboards under.



BEDROOM 2: 5.02m x 3.82m (16'6" x 12'6")

Window to the front with seat. Cast iron decorative fireplace set on stone hearth. Set of integrated double wardrobes with shelving, hanging rail and storage. Arched panelled door into:



EN-SUITE:

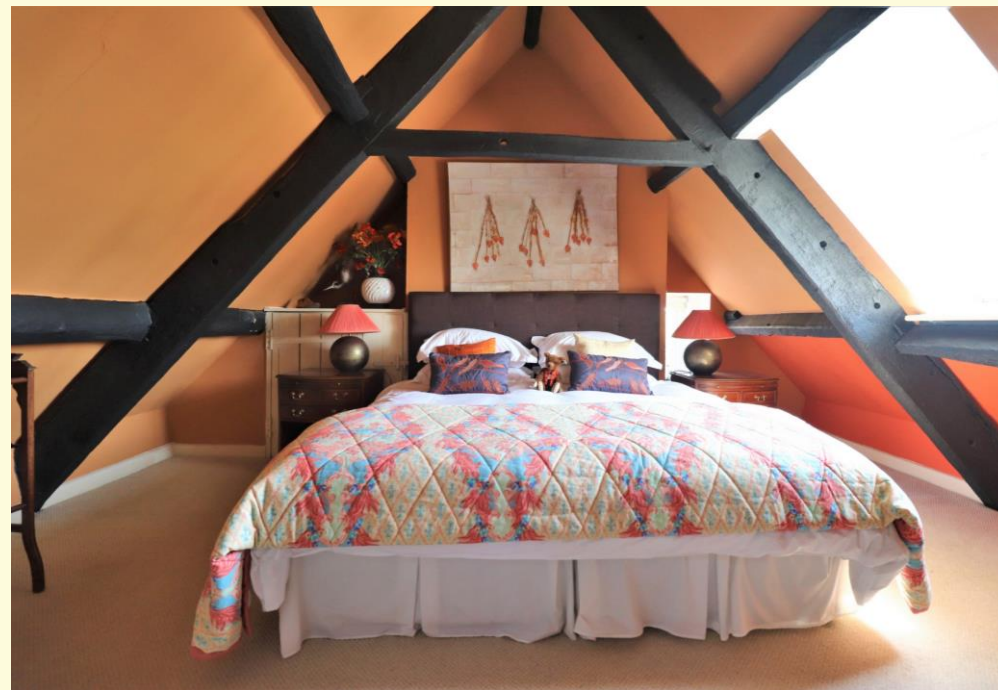
Window to side. White suite with low level W.C. Free standing roll top bath with mixer taps and rain shower and head on adjustable rail. Hardwood vanity unit with inset circular painted ceramic hand basin.

FAMILY SHOWER ROOM:

Window to front. White suite with low level W.C, corner set shower enclosure with "Mira sport" unit and head on adjustable rail. Pedestal basin with mixer taps and mirror above.

BEDROOM 3: 3.85m x 5.00m (12'8" x 16'5")

Dual aspect widows with views of open countryside and orchard.



From the First-Floor landing staircase with winders and matching balustrading and newels up to:

SECOND FLOOR LANDING:

Velux skylight. All rooms have raked ceilings with restricted head height. Doors into the following:



BEDROOM 4: 3.92m x 3.81m (12'10" x 12'6") average

Dormer window to front and window set inside recess. Storage cupboard.

FAMILY BATHROOM:

Window to front. Dado height wooden panelling to two walls. White suite with low level W.C and pedestal basin. Hip bath with mixer taps with shower head.

BEDROOM 5: 3.61m x 3.47m (11'10" x 11'5") average

Dormer window to front and window to the side.

From the library door into:

LIVING ROOM: 7.78m x 4.88m (25'6" x 16'0")

Window to back with garden and pond views. Set of bi-fold doors opening on to the front sun terrace and lawns. Cast iron wood burner on stone hearth with wrought iron feature coned canopy over. A feature Travertine tiled staircase with winders leads up to:



MAIN BEDROOM: 5.49m x 5.13m (18'0" x 16'10")

Dual aspect windows with wooden panelled shutters and vaulted ceiling and exposed truss. Outstanding "his and hers" spacious bespoke, curved fronted doors into "hidden" fitted walk-in wardrobes with hanging rails, shelving and shoe storage. Steps up to raised landing accessing open fully tiled wet room with mixer valve and square rain shower head. Decorative glazed doors lead into:



HIS AND HERS CLOAK ROOMS:

Set on each side with windows to sides, dado height wooden panelling to one wall. Low level WC, free standing stone carved basins with wall mounted mixer tap. Towel radiators.

GARDENS AND GROUNDS:

From the lane a gravelled drive leads up to an automated wooden gated entrance with sweeping driveway leading to an inner courtyard with extensive turning and parking areas. Set on one side of the driveway is an attractive "secret garden" with a stream running along the boundary and planted well stocked gardens with numerous shrubs, flowers, lawned areas and paths. Tucked in the corner a small pond with bulrushes and lily pads. On the other side are extensive lawned areas with two larger ponds with bulrushes, lily pads and interspaced trees. A gravelled drive leads to the; **LEAN-TO STABLING: 7.4m x 5.6m (24'3" x 18'4")**: Attached to the back of the Barn are two loose boxes and log store with rendered blockwork and a pair of metal doors to the front set under a pitched corrugated roof with steel and wooden support beams and apertures to front and end and a concrete floor. All with power and light. **ADJOINING GARDEN STORAGE BAY: 6.0m x 2.6m (19'8" x 8'6")**. Single metal door to the front set under a pitched corrugated roof with steel and wooden beams, shelving to one wall and power and light.



LARGE STONE BARN: 24.00m x 5.75m (78'9" x 18'10") approx.

Painted and rendered exterior with metal corrugated roof. A combination of arrow slit and inset wooden frame windows and a pair of wooden barn doors to the back. Original trusses and roof beams with painted stone walls and concrete and gravelled floors. Set at one end is a kitchen area together with separate ladies and gents' toilets. Power and light. Loft ladder up to a loft storage area. Interconnecting door into:

ATTACHED 6 BAY SINGLE STOREY BUILDING: 17.00m x 5.50m (55'9" x 18'1") approx.

Open fronted with block walls with concrete base and semi-circular insulated corrugated metal roof and designated storage bay.

Set up to one side of the drive is an extensive **ROSE GARDEN**: With circular wrought iron climbing gazebo with beautiful interwoven climbing rose.

From the courtyard parking twin stone steps against the stone retaining wall lead up to; **FRONT GARDEN TERRACE**: with paved sun terracing feature division privacy wall and matured gardens with interspaced box hedging and planted borders and shrubbery and a flag-stone path around the farmhouse to the back garden featuring a beautiful weeping willow tree adjacent to a large pond with mature shrubs and bulrushes. Beyond an extensive lawned area is a surface water drainage ditch, beyond which is an impressive organic rare welsh breed fruit orchard with over 100 trees consisting of apple, pear, plum and damson.

PASTURELAND:

There are four large fenced paddocks as shown on the OS Map.





SERVICES:

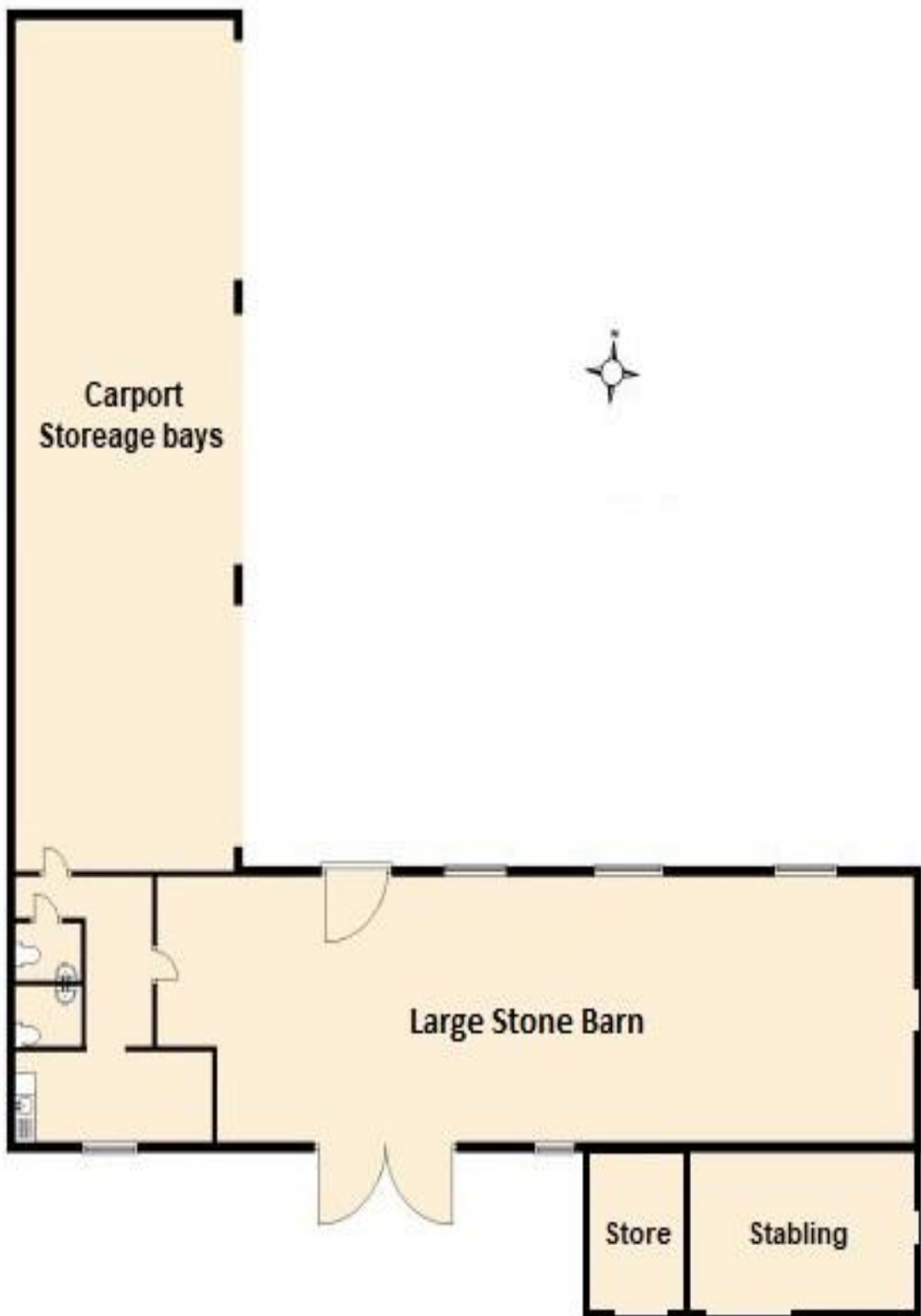
Mains water, electricity and drainage. Oil fired central heating system. Council tax band H. EPC rating E.

DIRECTIONS:

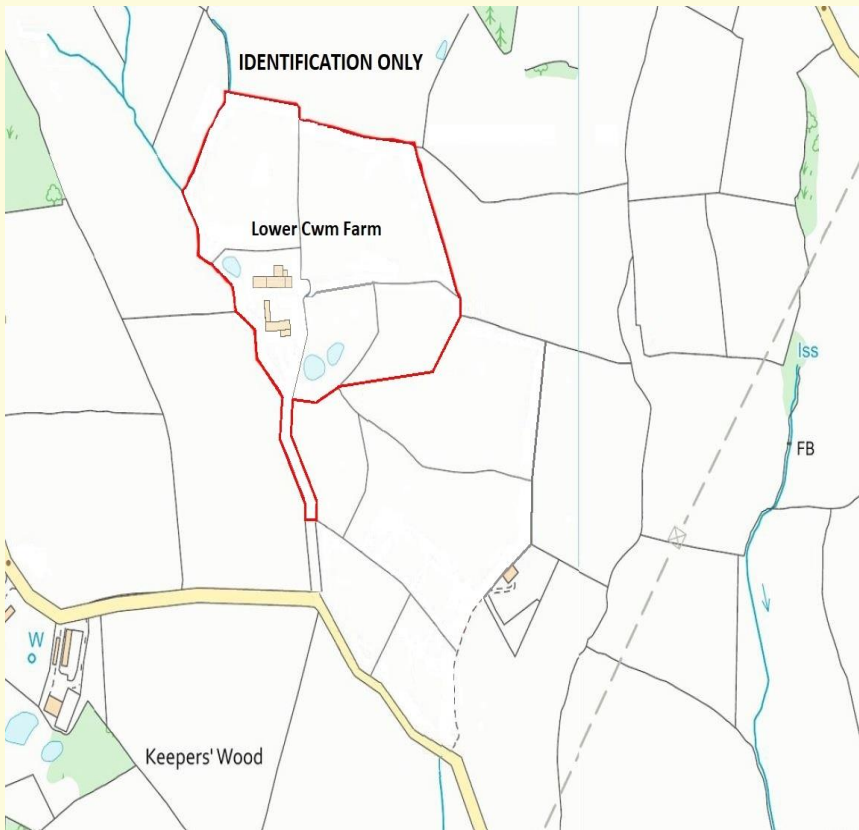
From Monmouth take the Rockfield Road 4233, pass through The Hendre and The Rolls golf club, which is set on the left-hand side, pass the halfway House Inn on the right-hand side and after approximately 1 mile turn right signposted Brynderi and Cross Ash and after approximately 0.6 of a mile turn right and on a left hand bend on to Lower Cwm Farm gravelled driveway to cattle grid and gates.



Asking price of £1,600,000 Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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