

# Coed Canol Farm Llantilio Crossenny, Abergavenny



ROSCOE ROGERS KNIGHT  
*Town and country properties*







# Coed Canol Farm

## Llantilio Crossenny, Abergavenny

Set in an idyllic, truly rural location between Monmouth and Abergavenny this unique and very spacious former farmhouse has a wealth of features in 4.4 acres of grounds. Set off a long meandering private road is its gated entrance, a double garage, a 3 bay oak framed carport, ample parking and a paddock. The very flexible layout is bright and airy and can provide 5 bedrooms, 4 receptions as well as an annexe.

This stone farmhouse has been linked to a barn, traditionally constructed with a painted exterior with inset wooden framed windows and doors set under pitched tiled roofs. Internal features include; stone and ceramic tiled, hardwood and pine boarded flooring, panelling to walls, bespoke oak ledged and braced doors. Moulded architraves and skirting boards, some raked ceilings with exposed trusses and beams. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the raised flagstone terrace, up steps and through a part glazed stable door into:**

### ENTRANCE HALLWAY:

Part glazed external door to front. Oak staircase with square newels and balustrades to half landing and upper floors. Steps down to:

**CELLAR: ROOM ONE: 4.30m x 3.64m (14'1" x 11'11"):** Window to front with a concrete floor. Heating, power and light. **ROOM TWO: 3.33m x 2.63m (10'11" x 8'8"):** Concrete floor with power and light.

**From entrance hallway, doors into the following:**

**STUDY: 3.23m x 4.20m (10'7" x 13'9")**

Casement window to front. Central fireplace housing wood burner set on a slate hearth with matching surround and wooden mantel. Two shelved recesses either side with cabinets set under.







**SITTING ROOM: 4.23m x 3.74m (13'11" x 12'3")**

Casement window to front. A large feature fireplace set on a hearth with slate surround and wooden mantle. Shelled recess to side with cabinet set under. Opening into:



**"L" SHAPED KITCHEN/DINING ROOM: 7.70m x 4.29m (25'3" x 14'1") + 2.95m x 2.63m (9'8" x 8'8")**

An impressively proportioned "L-shaped" farmhouse style kitchen with dual aspect windows to front and back. Corner floor to ceiling glazed dining area with a pair of doors leading out to the terrace and gardens. Panelled kitchen units along two walls with solid wooden worktops, tiled splashback surrounds and inset Belfast sink with mixer tap over. A range of cupboards and drawers set under. Four oven, oil fired Aga cooking range with two rings. Complementary central island unit with white granite worktop, inset small circular stainless sink and cupboards and drawers set under. Feature wood burner with a tall flu and decorative ceramic tile behind. A range of full height bespoke fitted book shelving. Doors into the following:





**UTILITY ROOM: 2.30m x 5.00m (7'7" x 16'5")**

Casement window overlooking back garden and orchard. Part raked ceiling with Velux skylight. A range of purpose-built storage cupboards along one wall with panelled doors. Worktop along opposite wall with cupboards and drawers set under and plumbing for washing machine/tumble dryer. Matching wall units. Worcester floor mounted oil-fired boiler and tall water cylinder. Part glazed door into:

**ATTACHED DOUBLE GARAGE: 5.96m x 5.41m (19'7" x 17'9")**

A concrete base with an open truss pitched roof, two roller shutter doors to front and external door to side. Consumer units at high level. Power and light.



**From kitchen opening into:**

**PANTRY:**

A triangular link to the adjoining building. Bespoke fitted shelving along one wall. Space for fridge/freezer. Roof access hatch. opening into:

**LIVING ROOM: 8.07m x 5.15m (26'6" x 16'11")**

A large principal reception room with external door out to sun terrace, dual aspect windows to front and back and a full height feature window with far reaching views. Down stairs with square newel posts and balustrading into:





### ATTACHED GUEST ANNEXE:

#### KITCHEN/LIVING ROOM: 7.37m x 4.49m (24'2" x 14'9") Max

Windows to front and side and a pair of glazed doors out to sun terrace and parking area. "L-shaped" wooden worktop with inset ceramic sink and electric hob. A range of cupboards and drawers set under with integrated dishwasher and oven. Plumbing for washing machine/tumble dryer. A pair of panelled doors into corner pantry cupboard with full height shelving. Understairs storage cupboard. Door into:

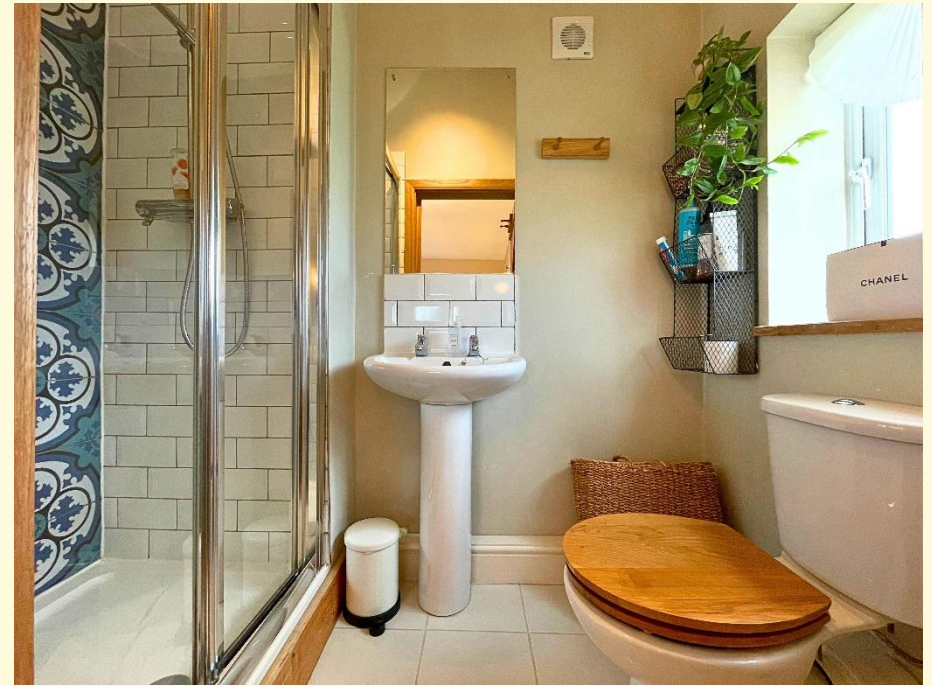


#### BEDROOM: 3.19m x 4.17m (10'6" x 13'8")

Window to front with countryside views. Integrated wardrobe with hanging rail, shelving and ample storage. Door into:

#### SUITE SHOWER ROOM:

Frosted window to side. A white suite comprising a low-level WC, pedestal wash basin and fully tiled shower enclosure with mixer valve and head on adjustable rail.





**From kitchen through doors into:**

**BOOT ROOM:**

Roof light and a shelved recess for shoes. Door into:

**CLOAK ROOM:**

Window to back. Low level WC and square vanity unit with inset wash basin.

**From entrance hallway upstairs to:**

**FIRST FLOOR LANDING:**

Oak staircase with square newels and balustrades up to second flooring landing. Door into:

**PRINCIPAL BEDROOM SUITE:**



**BEDROOM: 3.32m x 4.22m (10'11" x 13'10")**

Window to front with rural views. Two pairs of doors into recessed cupboards with storage.

**DRESSING ROOM: 2.43 x 3.59m (7'12" x 11'9"):** Window to front with countryside views. Bespoke "U-shaped" recessed wardrobes with panelled and glazed doors housing hanging rails, shelving and ample storage. Through arched opening into:



**EN-SUITE BATHROOM: 4.42m x 4.32m (14'6" x 14'2"):** A spacious principal bathroom suite with a central wall and a raked ceiling with exposed trusses. Velux rooflight and window to front. A contemporary white suite comprising a low-level WC, bidet, dual wash basins with chrome leg supports, corner set bath and walk-in shower enclosure with mixer valve and rain shower head. Ceramic tiled and laminate splashbacks.





**From first floor landing upstairs to:**

**SECOND FLOOR LANDING:**

Feature three-sided bay window to stairwell with far reaching garden and countryside views. Doors into the following:

**BEDROOM TWO: 3.06m x 4.22m (10'0" x 13'10")**

Raked ceiling with uPVC window to front and Velux rooflight to back. Ceiling with exposed trusses and beams. Two doors into storage cupboards.

**BEDROOM THREE: 4.24m x 3.33m (13'11" x 10'11")**

Raked ceiling with uPVC window to front and Velux rooflight to back. Ceiling with exposed trusses and beams. Two doors into storage cupboards.



**FAMILY BATHROOM:**

A raked ceiling with dormer window to front. A white suite comprising a low-level WC, vanity unit with inset wash basin, corner set bath with tiled splashback surround and corner shower enclosure. Ladder style radiator.



**OUTSIDE:**

From the gated and pillared entrance, the extensive gravelled driveway accesses the attached double garage and leads down to the parking and turning area in front of the;



**Asking price of £1,300,000 Freehold**



**TREBLE CAR PORT: 9.78m x 5.21m (32'1" x 17'1")**

Oak framed and set on a low brick plinth with concrete base, open fronted with timber boarded sides with window at one end set under a pitched tiled roof.

The grounds total some 4.4 acres. At the front the main house is an attractive raised flagstone terrace and set down in front of the adjoining annexe is a small barbecue area with a large lawned area beyond benefitting from attractive countryside views. The main garden is at the back of the property which is mainly lawned with a barbecue terrace set off the kitchen. An orchard is set beyond with an array of interspaced fruit trees with an enclosed paddock to the side.

**N.B.:**

The metalled track from the public highway to the gated entrance of the Coed Canol Farm is owned by the neighbouring farmer giving access to his land and buildings as well as just one neighbouring property.

**SERVICES:**

Mains electricity and water. Oil fired central heating system. Private drainage. Satellite internet provider. EPC Rating F. Council Tax Band tbc.

**DIRECTIONS:**

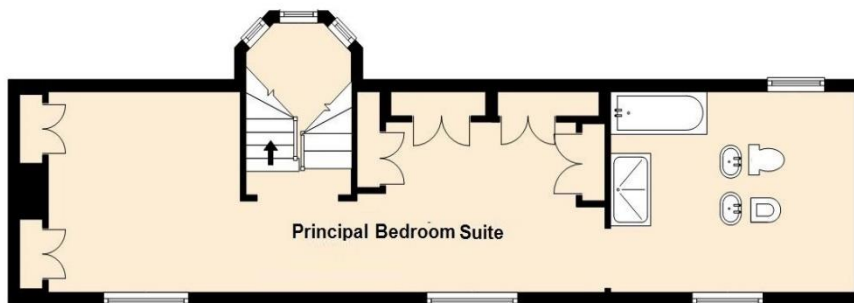
From Monmouth take the Rockfield Road 4233. Pass through The Hendre and The Rolls of Monmouth Golf Club which is set on the left-hand side. Pass the halfway House Inn on the right-hand side and after approximately 1 mile, turn right signposted Brynderi and Cross Ash and after a short distance turn right down the driveway passing the farmers barns and rising up to two entrances. Keep to your left passing through the pillared entrance into the property. What3words:///brands.tiredness.live



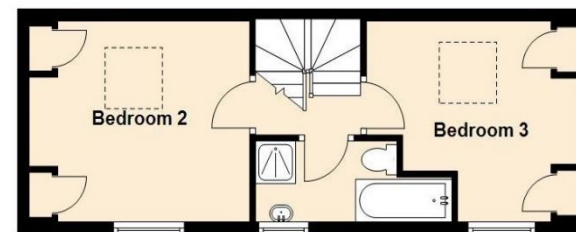




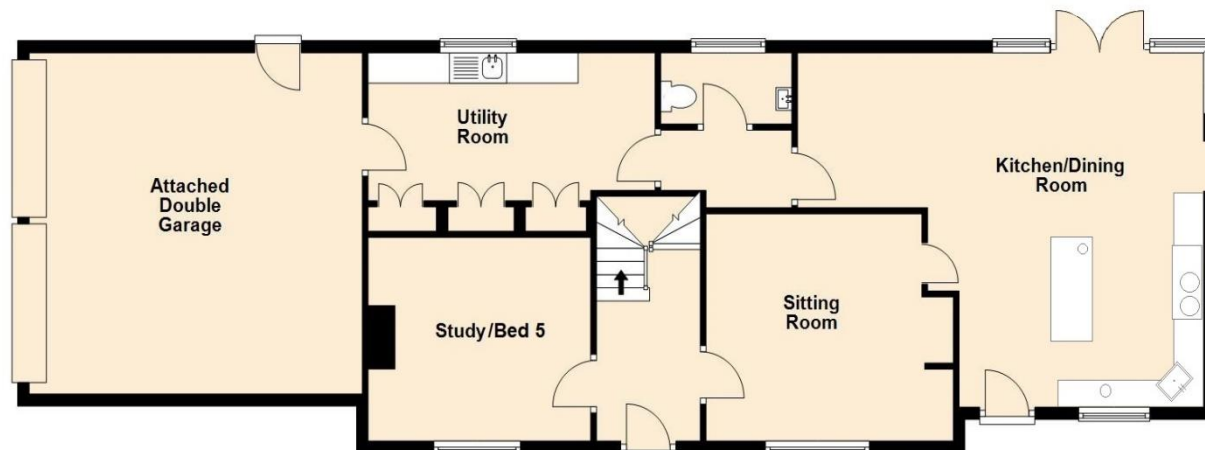




**First Floor**  
Approx. 49.9 sq. metres (537.4 sq. feet)



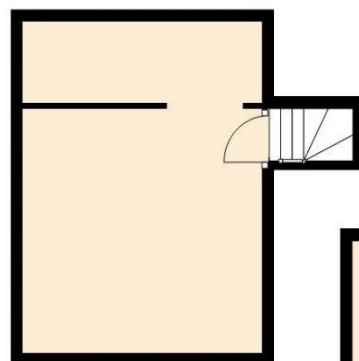
**Second Floor**  
Approx. 31.7 sq. metres (341.1 sq. feet)



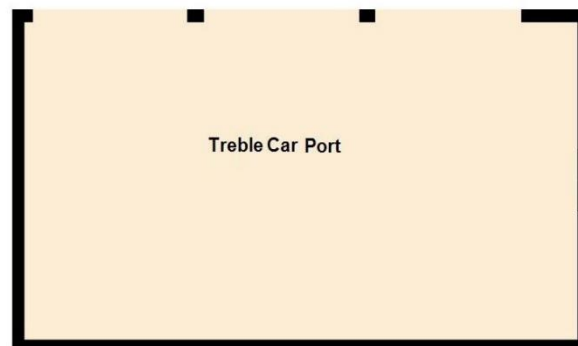
**Ground Floor**  
Approx. 218.6 sq. metres (2352.5 sq. feet)



Total area: approx. 380.7 sq. metres (4097.4 sq. feet)



**Basement**  
Approx. 80.5 sq. metres (866.5 sq. feet)

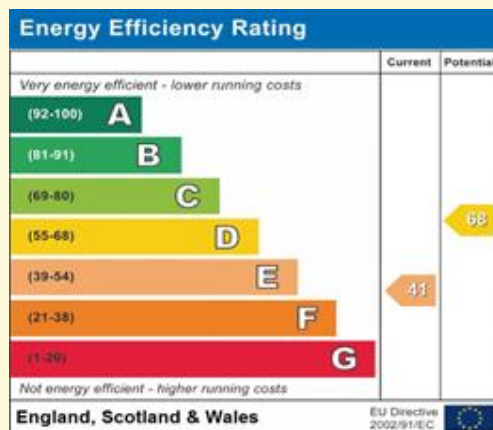
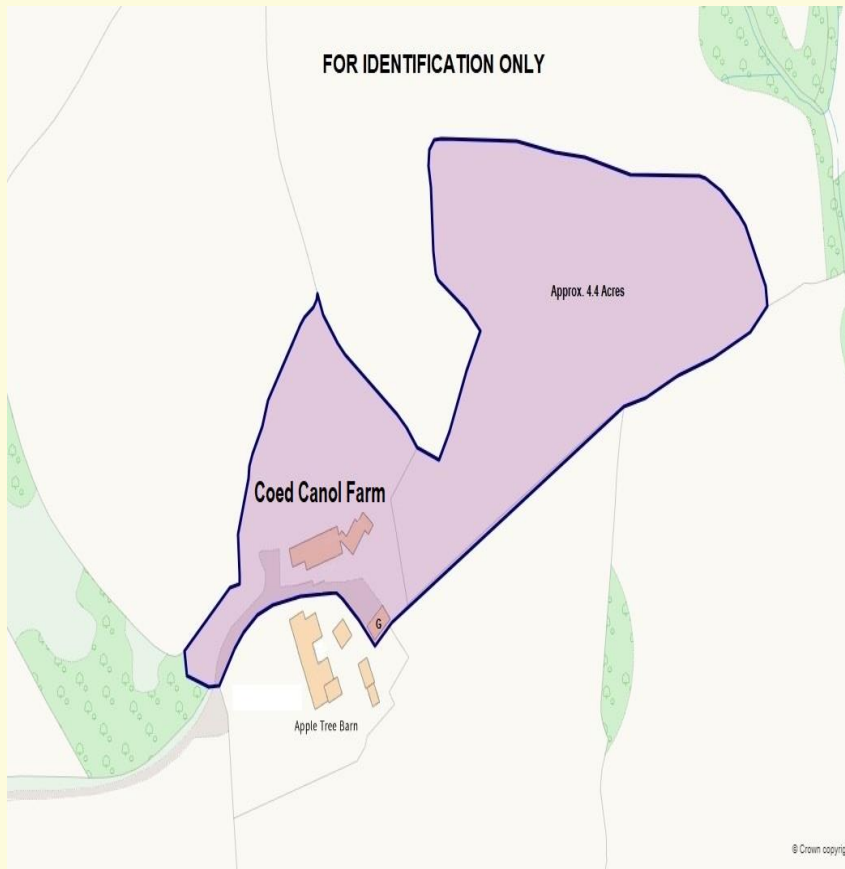


**Treble Car Port**



**Lower Ground Floor**





**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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