

**Highmead
Llanvair Kilgeddin
NP7 9NB**



ROSCOE ROGERS KNIGHT
Town and country properties



Highmead

Llanvair Kilgeddin, Abergavenny

Located in an elevated position with panoramic views of the open countryside is this handsome country residence with 7 en-suite bedrooms set around an outstanding central galleried hall and landings. Set in 2.66 acres of paddocks, gardens and terraces with a meandering driveway and large garage. The conversion from the original farmhouse was executed to the highest of standards over its 3 well-appointed floors, utilising high quality craftsmanship and materials throughout.

The building has a painted, rendered exterior with inset double-glazed windows and doors, all set under pitched slate roofs. The wealth of internal features include hardwood, boarded and laminated floors, ceramic, travertine and flagstone floors, hardwood panelled doors, bespoke panelled doors, moulded architraves and skirtings, hardwood double glazed windows, hardwood staircases, barley sugar balustrading, moulded handrails and newels, ornate coved ceilings and ceiling roses, deep hardwood windowsills, feature fireplaces, wood burners and low voltage downlighters. Oil fired central heating with radiators throughout with bespoke radiator covers.

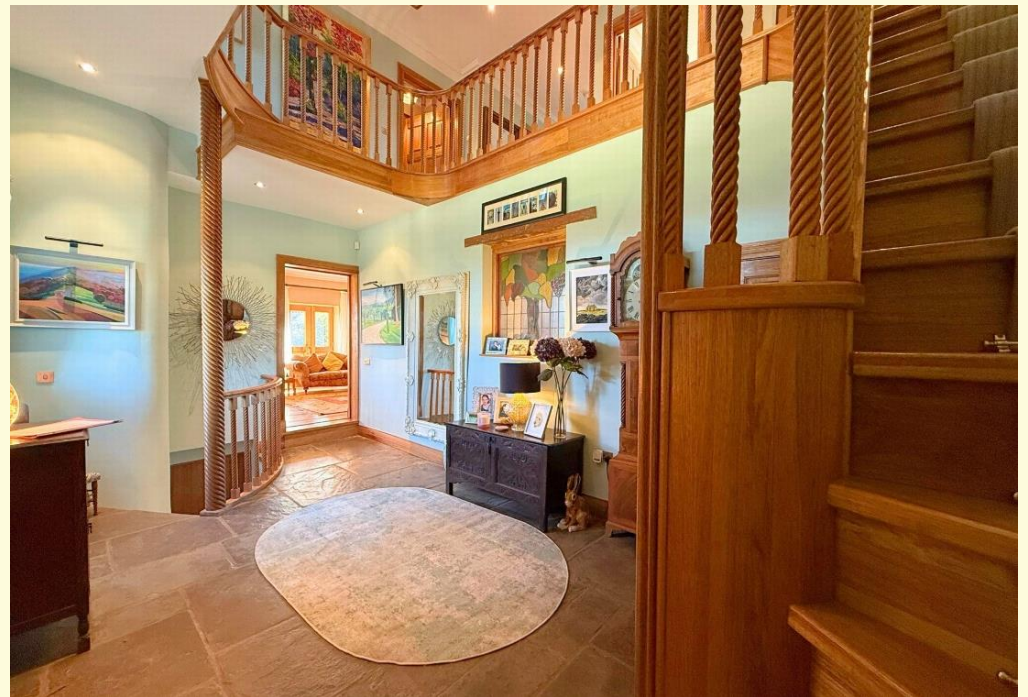
The approach is from the gravelled driveway across a paved terrace into an open fronted porch with glazing on each side and through a pair of panelled doors with a glazed panel over into galleried entrance hallway.

GALLERIED ENTRANCE HALLWAY: 6.84m x 3.26m (22'5" x 10'8") max

Window to front. Opening up to the galleried landings of the two floors above. Impressive sweeping and winding staircase with curved handrails and barley sugar shaped balustrading. Matching feature support post, feature leaded light-stained glass panel into the dining room. Ornate sectional radiator. Winding stone steps down to the cellar. Doors into the following;

CLOAKROOM:

White suite with low-level WC with recessed flush box and vanity unit, ceramic tiling to walls.



SITTING ROOM: 4.60m x 8.55m (15'1" x 28'1")

Two windows to front and two windows to side together with a pair of part glazed panelled doors out to enclosed lawn. Fireplace with stone surround and mantel and raised flagstone hearth with inset wood burner. Recess to the side which has wiring for a stereo system. Door into:



LIBRARY: 5.43m x 4.28m (17'10" x 14'1")

Window to side and part glazed external door out to back terrace. Two windows at high level out to pergola and terrace. Central protruding fireplace with stone surround, mantel with raised flagstone hearth and inset wood burner. Moulded panelling and recessed book shelving to side.



From sitting room, a pair of doors lead into;

DINING ROOM: 5.21m x 4.08m (17'1" x 13'5")

Two tall windows to back overlooking the main terrace and pergola. Feature, stained glass panel into hallway with timber head and deep sill. A pair of doors lead into;



OPEN PLAN KITCHEN/BREAKFAST AREA: 8.35m x 5.87m max (27'5" x 19'3") reducing to 3.48m (11'5")

Window to front and back overlooking terrace and a part glazed door out to boot room. Split-level, travertine floor, exposed original beam to ceiling, polished marble tops with matching upstands on 3 sides with inset one and a half bowl drainer sink with pan washer and mixer tap. Inset Rangemaster LPG, five burner hob with ovens set into brick-arched recess and a four-oven electric Aga set into an adjacent brick arched recess. Polished cupboards and drawers set under. T-shaped matching island unit with matching marble tops, breakfast bar and feature curved cupboards and drawers set under. Built-in dishwasher and microwave set in to a matching tall unit. Set back on another wall are a range of complementary tall units with built in fridge and freezers and a pull-out larder.



BOOT ROOM/BACK PORCH:

Single storey with a pitched roof. Windows to three sides and external door out to rear garden.

Through door into the protruding:

UTILITY ROOM:

Window to front, worktop with tiled splashback surround and inset stainless steel sink. Drawer and cupboard under with space and plumbing for washing machine. Shelving from floor to ceiling to one wall. Consumer unit at high level and a pair of doors into maintenance cupboard for plumbing.

From breakfast area a part glazed door with obscure glass and glazed panels over leads into:

SUNROOM: 4.12m x 4.24m (13'6" x 13'11")

Glazing on three sides set on a low plinth wall with windows up high-level. Pair of glazed doors leading out to side garden. Vaulted ceiling with exposed truss and purlins. Travertine tiled flooring.



From Galleried Entrance Hallway up winding staircase to;

"T" SHAPED GALLERIED FIRST FLOOR LANDING:

With matching balustrades, handrails and matching staircase to the upper floors. Doors into the following:



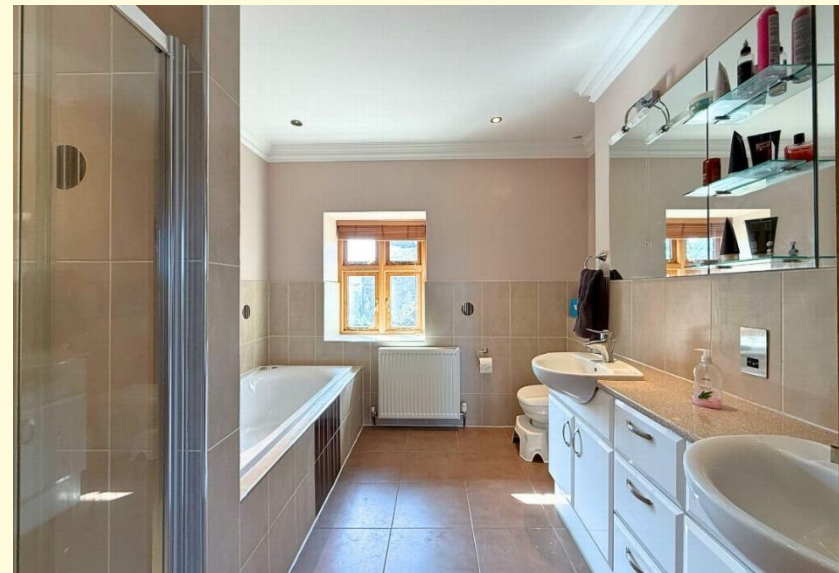
BEDROOM TWO: 6.02m x 3.53m (19'9" x 11'7") opening to (16'4")

Dual aspect windows with far reaching views. A central protruding portion from the back of the room has doors at each end giving access to two walk-in wardrobes with hanging rails and shelving. Door into:



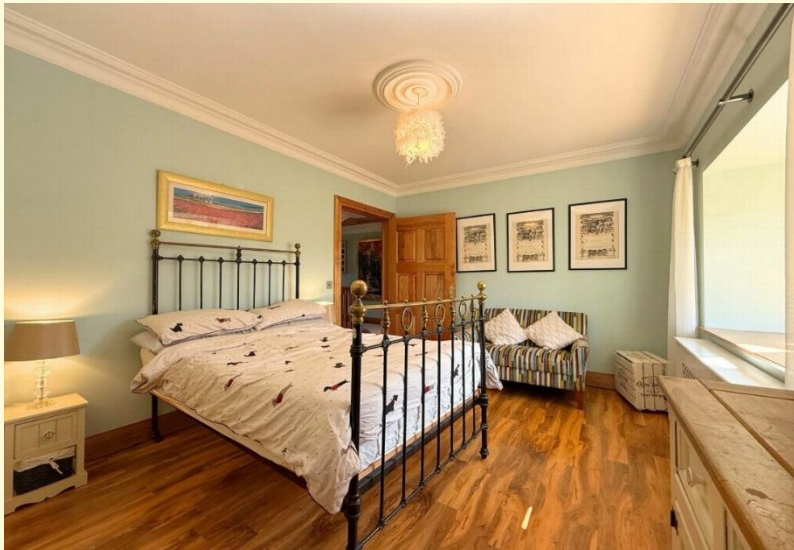
EN-SUITE BATH ROOM: 3.55m x 2.56m (11'8" x 8'5")

Window to back with garden views. White suite comprising a low-level WC, double vanity unit with wash basin, Jacuzzi bath and fully tiled double shower. Ceramic tiles up to dado rail height. Pair of sliding glazed doors with side panels into fully tiled double shower with mixer valve with fixed and adjustable shower heads. Ceramic tiles up to dado rail height. Extractor fan.



BEDROOM THREE: 3.33m x 4.07m (10'11" x 13'4")

Three-sided feature bay window to back with deep sill overlooking the garden and terrace. Pair of doors into recessed wardrobe with hanging rails. Through door into:



EN-SUITE BATHROOM:

Window to back with garden views. White suite comprising a low-level WC, vanity unit with inset wash basin and "P"-shaped bath with mixer valve and shower head over. Chrome towel radiator and extractor fan at high level. Ceramic tiling up to dado rail height.

"T" SHAPED GALLERIED LANDING:

Two windows to front and one window to back. Door into airing cupboard housing hot water tank with slatted wooden shelving on three sides.



BEDROOM FOUR: 3.40m x 5.22m (11'2" x 17'2")

Dual aspect windows with far reaching views. Door into:



EN-SUITE BATHROOM:

Part-raked ceiling with roof light. White suite comprising low-level WC, bidet, vanity unit with inset wash basin, corner set bath with shower taps and double width shower enclosure with sliding glazed doors and laminate sides, mixer valve with fixed and adjustable heads. Ceramic tiling up to dado rail height.

BEDROOM FIVE: 5.39m x 4.74m (17'8" x 15'7")

Two windows to side overlooking the garden and pergola and window to side overlooking the lawn area. Door into:



EN-SUITE BATHROOM:

Window to side. White suite comprising low-level WC, bidet, vanity unit with inset wash basin, bath with shower taps and fully tiled double width shower. Chrome ladder style radiator and extractor fan at high level. Ceramic tiling up to dado rail height.



SECOND FLOOR GALLERIED LANDING:

Door into walk-in cupboard housing wiring for house sound system. Door into:



BEDROOM SIX: 3.67m x 5.51m (12'0" x 18'1") max

High vaulted ceiling with roof light and beams. Two windows to front with far reaching views across the grounds to open countryside beyond. Door into storage cupboard.



EN-SUITE SHOWER ROOM:

Part raked ceiling with exposed beams and Velux roof light. White suite comprising low-level WC, bidet, vanity unit with inset wash basin and fully tiled shower enclosure. Chrome ladder radiator and extractor fan. Ceramic tiling up to dado rail height. Door into;

BEDROOM 7/GYM: 5.15m max x 5.12m (16'11" x 16'10") plus 3.27m x 2.24m max (10'9" x 7'4")

High vaulted ceiling with exposed roof beams and picture window to back with countryside views. Pair of doors at high level into storage cupboard.



EN-SUITE BATHROOM:

Window to side. White suite comprising a low-level WC, pedestal wash basin and bath with mixer taps. Chrome ladder style radiator and extraction fan.

MAIN BEDROOM SUITE: 5.50m x 5.92m (18'1" x 19'5") opening to 8.39m (27'6") at low level

Vaulted ceiling with inset Velux roof light, exposed beams and window to front with views across the grounds and open countryside beyond. A central protruding portion from the back of the room has doors at each end giving access to two walk-in wardrobes with hanging rails at high and low level. Door into:



EN-SUITE SHOWER ROOM:

Frosted window to side. High vaulted ceilings with exposed purlins. White suite comprising a low-level WC, double vanity unit with onyx tops, two inset curved basins, raised Jacuzzi bath with ceramic tiled surround, double walk-in shower with glazing on two sides. Chrome ladder radiator and extractor fan. Ceramic tiling up to dado rail height. Door into;



EXTENSIVE WALK-IN WARDROBE:

Window to side, raked ceilings, shelving and hanging rails at high and low level.

CELLAR: 4.43m x 3.31m (14'6" x 10'10")

Accessed from Galleried Entrance Hall. External door providing access to the front. Concrete floor, power and light.

OUTSIDE:

A pair of electronically operated, wrought-iron gates are set off the lane accessing a meandering gravelled drive leading up to the parking and turning area and the detached garage and storage barn.

Behind the house is the main terraced back garden with extensive paving, bordered by low-level retaining stone walls, complemented by raised, well stocked planted borders. There is a feature old well and adjacent to porch is an open, timber framed pergola with pitched roof creating the ideal covered space for barbequing. The central steps lead up to a lawned area with further planted borders, shrubs and interspaced mature trees. A pair of gates set into a picket fence open up to the vegetable growing area with a variety of raised beds and beyond is a greenhouse on a raised concrete plinth which is behind the;



DETACHED GARAGE/ STORAGE BARN: 8.95m x 8.26m (29'4" x 27'1") max

The garage has a rendered painted exterior and areas of vertical boarding with a mono-pitched corrugated roof. Two up and over doors to the front and a personal door at the back. There is a timber dividing wall in the centre and along the back is a block-built section with a pair of doors into useful storage bay, a gardener's loo with low-level WC and a door into the boiler room with Grant floor standing oil-fired boiler. There are also two Grundfos home booster units set in front. Concrete floor slab and power and light. To one side of the garage is a raised base for the oil tank. The front garden has a low-level wall with raised planted borders, mature shrubs and set to one side is paved sun terrace taking full advantage of the views and a feature fish pond. There are two sculpted lawns on each side of the central gravelled terrace and to the other side of the house is a fully enclosed lawned area. The driveway is edged gravel drive with a further lawned area to the front with interspaced planted trees.

THE PADDOCKS:

Set across the driveway and lawn is ranch-style fencing running along the length of the grounds with a five-bar gate accessing three fenced paddocks set down at the front to the house with water supplies. The grounds extend to 2.66 acres.

SERVICES:

Mains electricity and water. An oil-fired central heating system, LPG cooking range and private drainage. EPC Rating D.

DIRECTIONS:

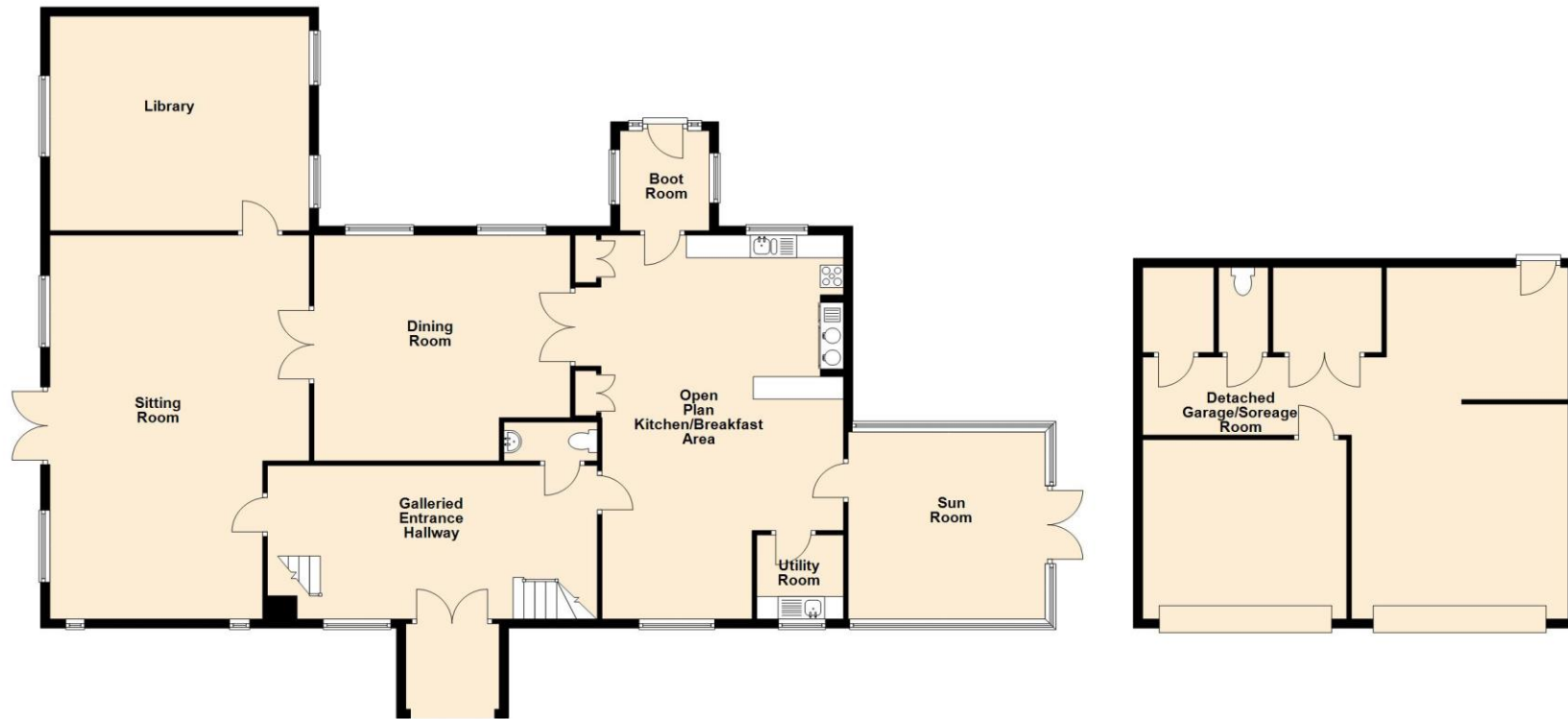
From Monmouth, take the A40 dual carriageway towards Newport and Cardiff and after 10 miles take the first exit towards Abergavenny. At the Raglan roundabout. Take the 4th exit along the old Abergavenny Road. Stay on this road for approximately 4 miles and take the left at the junction signposted Usk/Llanfair Kilgeddin (B4598). After a short distance pass the green village hall on your right, and Highmead will be seen set up to your right. Take the next right up a small lane and the gated entrance to the property is the first on your right-hand side.

What3words:///modem.photos.receive



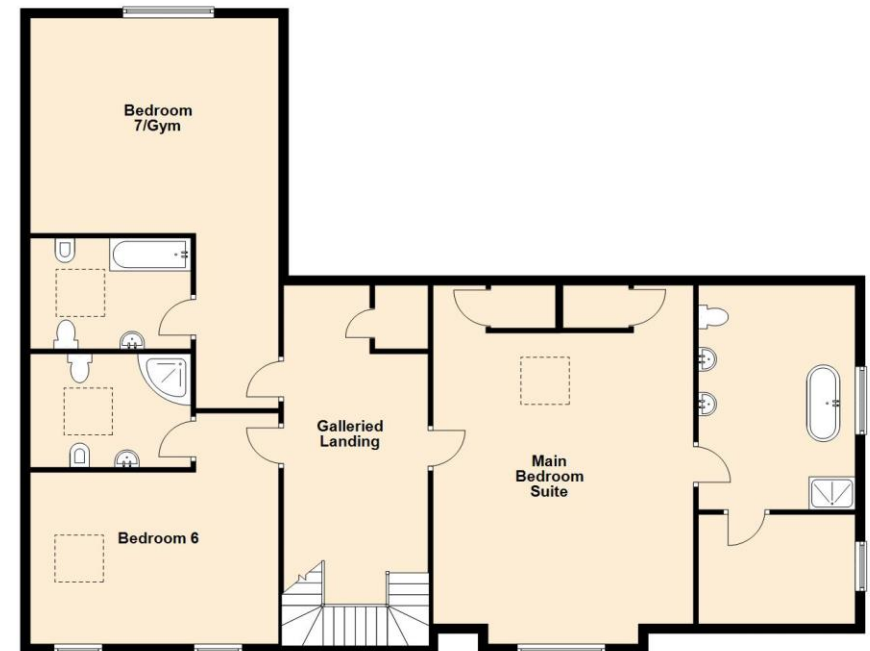
Asking price of £1,399,000 Freehold

Ground Floor
Approx. 270.8 sq. metres (2915.2 sq. feet)

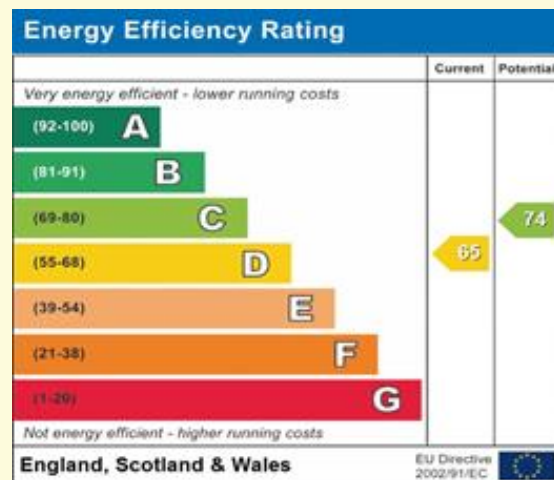


First Floor
Approx. 173.2 sq. metres (1864.1 sq. feet)

Second Floor
Approx. 157.3 sq. metres (1693.0 sq. feet)



Total area: approx. 616.1 sq. metres (6632.0 sq. feet)



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 or 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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