

Llan Y Nant

Coed Morgan, Abergavenny



ROSCOE ROGERS KNIGHT
Town and country properties



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Nestled amongst a picturesque rural backdrop in the centre of its own extensive landscaped gardens and grounds totalling 6.6 acres with a meandering stream, small lake and enclosed paddocks, is this beautifully renovated three-bedroom all en-suite country residence and detached one bedroom building. Offering extensive accommodation across two well-appointed floors with charming original features dating back to the Medieval era, the property has been sympathetically restored and extended both to retain and embellish its wealth of history.

Ideally located amongst the bustling market towns of Monmouth, Usk and Abergavenny, the property is perfect for those wanting to enjoy rural living and easy accessibility to a wealth of amenities and prestigious schools as well as having excellent transport links to major road networks.

Grade II listed, Llan Y Nant is traditionally constructed in stone with wooden framed windows and doors set under slate tiled roofs. Internal features include but are not limited to, original exposed beams and trusses, inglenook fireplaces with cast iron wood-burners, hardwood and ledged and braced doors, internal wooden shutters, low voltage down lighters and a combination of flag stone, slate and carpeted flooring.

Set behind an electric gated entrance with coachlights, Llan y Nant is accessed via a private sweeping driveway opening up to a large, gravelled parking area. The main entrance to the property is through an Oak door originating from St Davids into:

ENTRANCE PORCH: 2.67m x 1.75m (8'9" x 5'9")

Dual aspect windows and original flagstone flooring. Solid Oak door with lead viewing panel, believed to be salvaged from the Spanish Armada into:



LIVING ROOM: 6.53m x 5.80m (21'5" x 19'0")

An impressively proportioned principal reception room with dual aspect windows to front and back enjoying far reaching garden views. Feature inglenook fireplace housing cast iron wood-burner set on a flagstone hearth with hardwood lintel and original bread oven. Opening into:



DINING ROOM: 6.53M X 3.96M: 6.53m x 3.96m (21'5" x 12'12")

Dual aspect windows to front and back. Feature inglenook fireplace housing cast iron wood-burner set on a flagstone hearth with complimentary surround.



KITCHEN: 4.27m x 3.50m (14'0" x 11'6")

Black granite worktops along three walls with uprights and inset double sink with mixer tap over. An extensive range of panelled cottage style cupboards and drawers set under with integrated dishwasher. Space for Rangemaster cooker with concealed extraction unit over, tiled splashback and ornate wooden surround. Complementary wall mounted cabinets and tall unit housing fridge/freezer. Door into a rear hallway with external door out to garden and door into:



UTILITY ROOM:

Window to back, Matching cottage style base units along one wall with granite worktop and inset sink. Space and plumbing for washing machine set under. Low-level WC.

OFFICE: 6.50m x 4.40m (21'4" x 14'5") External Oak stable door back and triple aspect windows with views of the beautiful grounds and garden. Oak turning staircase with turned newel posts up to:



FIRST FLOOR LANDING:

A long landing area with a vaulted ceiling and windows to the front elevation enjoying excellent levels of natural light. A bank of bespoke fitted storage cupboards along one wall. Doors into the three en-suite bedrooms:



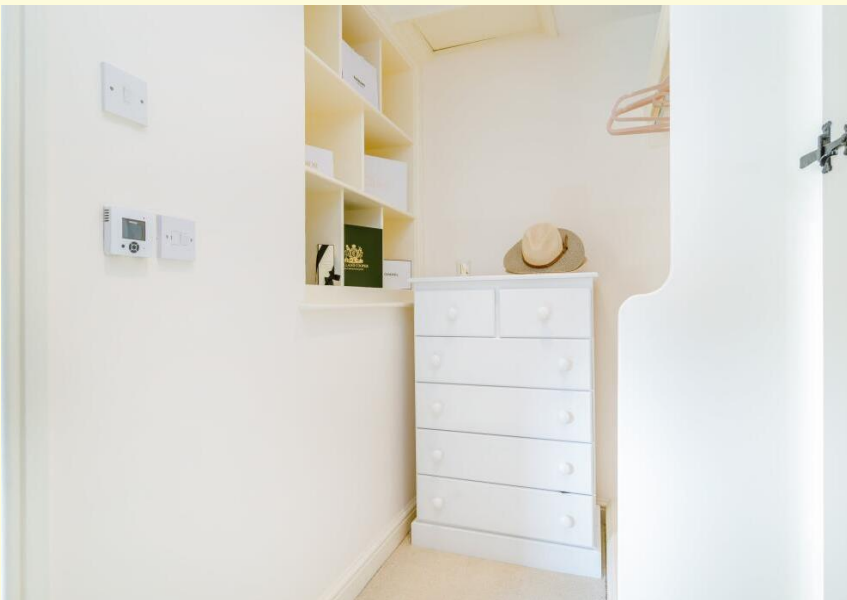
PRINCIPAL BEDROOM/EN-SUITE BATHROOM/WALK-IN WARDROBE: (APPROX): 16.00m x 11.00m (52'6" x 36'1")

An impressively proportioned principal bedroom suite with dual aspect windows enjoying excellent rural views. Doors open up to a walk-in dressing area and a luxurious en-suite bathroom comprising a low-level WC, dual pedestal wash basins, a free-standing roll top bath and double width rainfall shower enclosure.



BEDROOM TWO: 6.45m x 3.20m (21'2" x 10'6")

A large double bedroom with outstanding views of the rear garden and surrounding countryside. A walk-in dressing area leading into a private en-suite bathroom.



BEDROOM THREE: 6.45m x 2.74m (21'2" x 8'12")

A large double bedroom with excellent levels of natural light. Five pane windows to side with views overlooking the lake and Victorian summer house. Fitted wardrobe and roof access hatch with pull-down staircase. The en-suite bathroom comprises a low-level WC, pedestal wash basin and free-standing roll-top bath.





OUTSIDE:

Llan Y Nant is set within approximately 6.6 acres of grounds, featuring formal gardens, enclosed paddocks, and enclosed by a combination of stone walls, fencing and mature hedgerows. Two enclosed fields adjoin the main gardens-both flat and bordered by a stream of drinking quality water at the far end-offering excellent potential for walking trails, stabling or livestock grazing. A beautifully stocked lake, framed by herbaceous borders, is enhanced by a charming wooden bridge that leads to steps descending to the stream. a separate entrance to the north which allows direct access from the lane to the paddocks - ideal for equestrian use.

To the north of the main house, through a stone archway nestled between the pool house and a self-contained annexe, lies a kitchen garden. This space includes a greenhouse and a series of raised vegetable beds, flourishing with a diverse array of produce and small vineyard. Beyond this, a tree-lined fruit orchard offers a rich variety of fruit trees, including plum, apple and pear, thoughtfully interspersed throughout the area.

Asking Price of £1,549,000 Freehold



SELF-CONTAINED ANNEX:

This detached building was created for guest lodging but is used by the current owners as an entertainment complex. The accommodation comprises the following: **ENTRANCE LOBBY:** Fitted cupboards along two walls either side of the front door. Roof access hatch. **CLOAK ROOM:** Window to front. Recently modernised comprising a low-level WC and vanity unit with inset wash basin. **LOUNGE:** 4.67m x 3.05m Window to side with stone cut sill and exposed ceiling beams. **BAR/DINING AREA:** 3.56m x 3.30m: Window overlooking inner courtyard. Worktop along one wall with inset single drainer sink, tiled splashback surround and a range of cupboards and drawers set under. Fitted pizza oven and space for integrated wine fridge. **BEDROOM:** 3.56m x 3.40m: A large bedroom with room for a king size bed. Two Velux skylights and window overlooking courtyard. **EN-SUITE SHOWER ROOM:** 3.55m x 1.83m: Low level WC, pedestal wash basin and large walk-in shower enclosure.



POOL HOUSE: 9.16m x 8.62m (30'1" x 28'3")

Chalet style pool house with heat air flow pool currently at 30 degrees. Tiled throughout the cabin and with room for seating and workout area. New roof and recently decorated with indoor and outdoor lights and in pool lights. The pool is circa 6ft deep to 3 ft deep. A separate pump house is attached to the rear of the pool cabin along with an air source heat pump and overnight tariff for incredible economic running.



VICTORIAN SUMMER HOUSE: 6.13m x 3.20m (20'1" x 10'6")

The owners worked with quality local craftsmen to restore this hardwood and glass garden summerhouse to its former glory, restoring the whole frame, electrics and flooring. Under ridge mood lighting for night time use and two double electric sockets.

GARAGING: 14.84m (Approx.) x 5.59m (Max) (48'8" x 18'4")

Leading off the main drive and through a three-bar wooden gate to a courtyard, there is a large garage with electric roll up door to fit two cars. There is an electric charge point fitted into the garage recess and outdoor 3mpoint plug. This room is currently used as a Movie Room with 20ft by 10 ft on wall screen. There is a separate garage that is used for storage of gardening equipment and ride on mower.



SERVICES:

Mains electric and water. Oil fired central heating system and private drainage. Council Tax Band I. EPC Rating D.

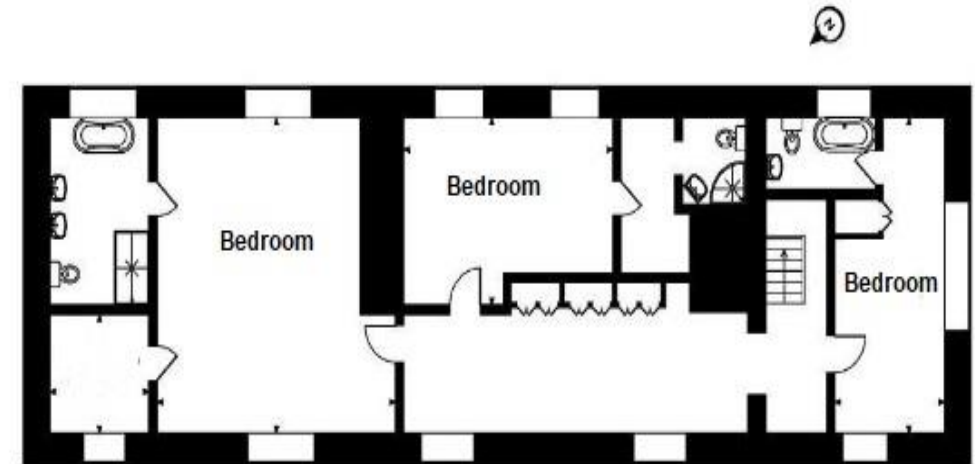




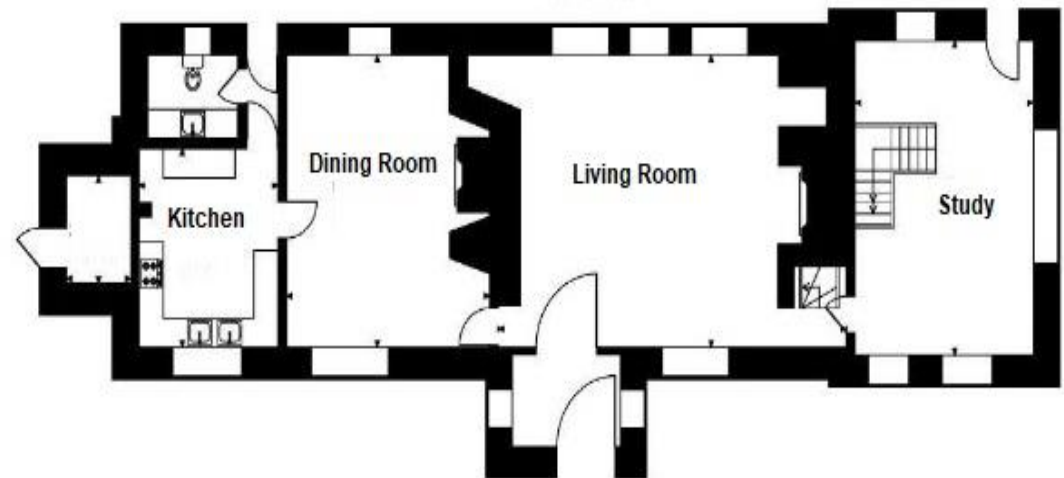
Approximate Gross Internal Area
Main House = 280 Sq M/3014 Sq Ft
Garage/Outbuildings = 167 Sq M/1797 Sq Ft
Total = 447 Sq M/4811 Sq Ft



Outbuildings



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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