



The Old Rectory
The Bryn | Abergavenny | Monmouthshire | NP7 9AP

KEY FEATURES

- Spacious house with much character
- Dating from C19 with a wealth of features
- Separate annexe
- Beautiful gardens bordered by open fields and stunning views
- Tucked away in a tranquil location in a semi rural setting
- Superb transport links



GROUND FLOOR

Entered via a front door through an entrance porch/boot room into a welcoming entrance hall with the original staircase rising to the first floor and access to the principal rooms. The modern well fitted kitchen, with range cooker, opens into a spacious conservatory/breakfast area which is flooded with light and offers a wonderful outlook across the garden. This delightful room has a glass atrium, glazed sides and doors to the front garden with views across open fields, the perfect location to enjoy breakfast or a mid morning cup of coffee. Beyond the kitchen is a snug with exposed beams and fireplace with woodburning stove, again the two windows offer natural light and views. A door leads to the impressive dining room with wood panelled walls and exposed timbers. Adjoining the dining room is the drawing room full of character and features with large feature fireplace with woodburning stove. Off the entrance hall is a walk in pantry with the original cold stone slabs and a utility room/W.C.

A single storey annexe can be accessed from its own external door. The annexe has been an established holiday let since 2014 but would make an ideal guest suite, living space for a dependant relative or perhaps a studio/work from home space (subject to any necessary consents). The annexe comprises, on one level : Entrance hall, open plan kitchen/dining/sitting room, WC, two bedrooms, one with an ensuite bathroom.









FIRST FLOOR

The first floor can be accessed via two staircases, the original staircase with turned balustrade and hand rail from the entrance hall and one from the dining room, both leading to the spacious first floor which offers: 4 bedrooms and two bathrooms. The bedrooms are all very well proportioned, the principal bedroom having two windows with lovely views. The first floor, mirrors the ground floor, in terms of character and features.





SECOND FLOOR

A staircase leads from the first floor landing to the second floor where two attic bedrooms are located, ideal for teenagers or occasional guest bedrooms. These rooms could be used as study/studio space and offer useful eaves storage and cupboard storage space along the corridor.



OUTSIDE

The property is entered via a five bar gate, the boundary is an attractive low level stone wall. Lawns, trees and planted beds. To the left of the driveway is an area of beautiful, mature gardens with a stone terrace adjoining the conservatory, a perfect place to enjoy outside dining whilst enjoying views across open countryside. To the right of the driveway is the large lawned garden with a vegetable patch, shrubs and trees, including two mature walnut trees and an apple tree. In addition, there is a glass greenhouse and sheds.













LOCAL AREA

The property is situated within the small, attractive village known as The Bryn, around four miles from Abergavenny centre. The Bryn has a community shop, post office, village hall and church and is on a bus route to Abergavenny and Monmouth. Nearby is the famous Usk Valley Walk offering riverside, woodland and field paths through the surrounding beautiful countryside. The historic town of Abergavenny offers a wide range of amenities including supermarkets, chain stores and individual shops. There are well-regarded primary and secondary schools, good sports and leisure facilities including a theatre and cinema, doctors' and dentists' surgeries and a general hospital. The property is close to excellent transport networks with access to the A465, A40, A4042 and A449 linking to the M4/M5/M50 motorways. A mainline railway station and bus station can be found in Abergavenny.

Directions: Take the B4598 Old Raglan Road, from Abergavenny (not the A40) for approximately four miles to the village of Penpergwm and turn right into The Bryn. Take the first left hand turning and continue along this road bearing right around the bend. Continue until you reach the T junction and bear right passing the village hall on your left. At the fork, turn left and The Old Rectory is the white house on the right after the church.



INFORMATION

Asking Price: £875,000

Services: The property is connected to mains electricity and water. Oil fired central heating. New private drainage system installed October 2023. The annexe is on a separate boiler. LPG Gas.

Local Authority: Monmouthshire County Council

Council Tax Band: H

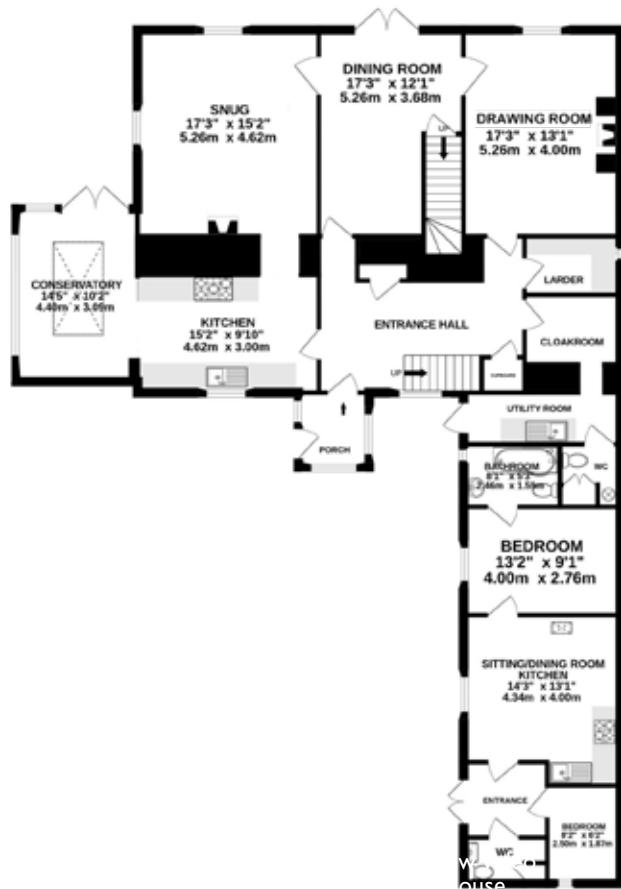
EPC Rating: F

Agent's Notes: The property is a field away from the River Usk but to the vendor's knowledge has never flooded. Please note that the field in front on the wall on the front image is not included within the boundary.

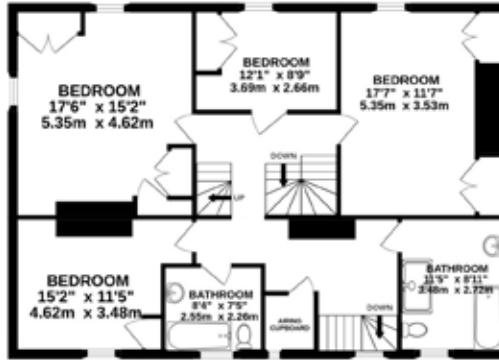
Tenure: Freehold.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

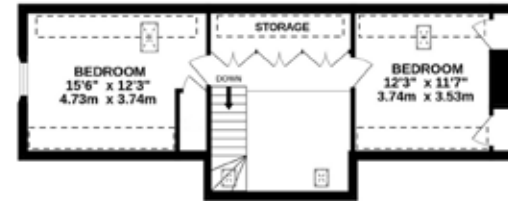
GROUND FLOOR
1855 sq.ft. (172.3 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

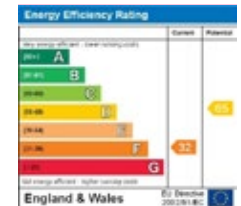


THE OLD RECTORY, THE BRYN, ABERGAVENNY, NP7 9AP

TOTAL FLOOR AREA : 3553 sq.ft. (330.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*We value the little things
that make a home*

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FOUNDATION



BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7718 491568
E-mail: ben.watkins@fineandcountry.com

Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7809 832 528
E-mail: heather.cook@fineandcountry.com

Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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Fine & Country Abergavenny & Crickhowell
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
+44(0)1873 736 515 | abergavenny@fineandcountry.com

