



The Rowans
84 Chapel Road | Abergavenny | Monmouthshire | NP7 7BL

FINE & COUNTRY

KEY FEATURES

- One of the finest examples of a late Victorian residence located in a prime residential area on the outskirts of Abergavenny town
- Substantial family home with an abundance of character and elegance befitting of both the era and a house of such standing
- Features include ornate fireplaces, moulded plaster ceilings and architrave and intricate stained glass windows
- Presented to an exacting standard with much attention to detail and high quality fittings including oak floors, brass door furniture and switch plates
- 4 reception rooms including impressive morning room with bay window and views towards the Blorenge Mountain. Drawing room with square bay window and glazed door to the garden
- Impressive bespoke Edwin Loxley oak fitted kitchen incorporating family area with space for sofas. Open plan to the dining room with handmade oak dresser and cupboards
- Magnificent staircase leading to first floor with 5 bedrooms, including principal bedroom with superb views, marble fireplace and en-suite
- Staircase from the first floor leads to the original maids' quarters on the second floor, configured as a 6th bedroom and loft storage
- Standing in circa .8 of an acre of beautiful gardens comprising lawns, specimen trees, vegetable garden and veranda, ideally positioned to enjoy the splendid views
- Entered via stone pillars leading to semi circular driveway, flanked by lawn and mature shrubs. Double garage with pitched roof, ample parking



SELLER INSIGHT

“ I moved here in 2004 with my two young daughters. They say there is a ten second rule for falling in love with a house. It took me five seconds. As we came up the drive, I knew this house was the one for us. I can honestly say I have never loved any other house as much as this one. It is very special.

Initially, it needed a lot of work. We started at the top and worked downwards: new central heating, all the rooms re plastered, new windows, new bathrooms and kitchen, new oak flooring, the list goes on. I have a photo of my mother in the back garden where the weeds are taller than her and you can only see her hand waving at us.

It was hard work, but well worth it. I have such wonderful memories of big family gatherings, dancing around the kitchen to the Wurlitzer and all sitting down to a big Christmas dinner. My elder daughter had her wedding here, and we were blessed with glorious sunshine so spent the day celebrating in the garden. Now this house will start a fresh chapter in its life and I hope that its new owners enjoy it as much as I have.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



OVERVIEW

Enter via solid wooden painted front doors, set into an ornate carved sandstone stone archway, into an entrance lobby with the original wrought iron door bell and stained glass double doors. Step into the grand reception hall with carved wooden architrave, pillars and archways, period plaster and carved wooden ceiling complemented by an original cast iron fireplace set on a slate hearth. The principal reception rooms are located off the hall ; the light and welcoming morning room with bay window to front affording glorious views towards the Bloreng Mountain, the centrepiece of this delightful room is a Burmese teak fireplace with over mantle bevel edged mirror and carved display cabinets either side; the impressive drawing room with square bay window overlooking the garden, moulded plaster ceiling and door to the side garden and terrace. To the rear of the hall is a comfortable sitting room with doors opening out onto the terrace with views towards Deri hillside and beyond.

It is often said that the kitchen is the 'heart of a home' and if ever there was an example of a kitchen/family room, that typifies the hub of family life, this is one. A bespoke kitchen with oak cupboards set under granite worksurfaces with granite splashbacks and a co-ordinating large island unit housing the ovens and hob. An aesthetically pleasing and comprehensively fitted kitchen designed with ample space to both cook and relax with ample space for sofas too. A walk in pantry offers ample storage and a door to the side of the kitchen leads to a utility/laundry room and W.C. The kitchen/family room is enhanced by a cream Mandarin Stone travertine floor which continues through to the dining room, open plan to the kitchen and fitted with a hand made oak dresser and cupboards, perfect for both displaying and storing crockery and glassware, a beautiful room to either enjoy a family lunch or more formal dinner.

The ground floor accommodation is completed by a generous study and former 'Gentleman's' cloakroom, with marble washstand and original tiled walls and mosaic tiled floor, accessed from the main hall. A door from the hall leads to a large wine cellar with two separate rooms and painted flagstone floor. The magnificent, original solid oak staircase with carved newel posts, handrail and balustrade, rises from the entrance hall to the first floor.













FIRST FLOOR

At half landing level is an intricate stained glass window. The staircase continues to the first floor landing where the four generous principal bedrooms, with views towards the Bloreng Mountain or Deri, together with bath/shower rooms are located. To the rear of the main landing is an inner landing, where the original maids' lodgings were located, being a 5th bedroom on the first floor and a staircase leading to a second floor 6th bedroom and loft storage.

The quality and grandeur of the ground floor is mirrored in the principal bedrooms with the same attention to detail including fine examples of plasterwork and fireplaces amongst other period features.







OUTSIDE

The entrance to The Rowans is between two stone pillars leading to the tarmac driveway, flanked by lawns and mature shrubs. The driveway leads to the front of the house in a semi-circular design with ample space for parking, to one side of the driveway is a double garage with pitched roof. Bordered by stone and brick walls, providing much privacy, the beautiful gardens have been designed for enjoying with level lawns extending to the front, side and rear of the house, all with views towards the surrounding mountains and countryside. The landscaping includes a terrace adjoining the house and to the front, a veranda, an ideal place to enjoy a morning coffee or evening glass of wine. There are 3 trees of note, all subject to Tree Preservation Orders, a Copper Beech and Beech trees to the front and an enchanting Monkey Puzzle Tree to the rear. A productive vegetable garden with an aluminium greenhouse forms part of the original walled garden and beyond, tucked away in a corner providing privacy and seclusion, is a timber summerhouse. The gardens are well kept with gravel pathways and stone edged borders and a variety of interesting planted beds. A second vehicular access is located to the side of the garage.







LOCAL AREA

Abergavenny is an historic town located on the banks of the River Usk and bordering the Brecon Beacons National Park. The town is nestled between the Blorenge, Sugar Loaf and Skirrid Mountains and within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire & Brecon Canal. A wide range of local amenities include shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. Abergavenny has become renowned for its annual Food Festival, attracting over 20,000 visitors to the town over the bustling weekend which showcases Welsh produce, crafts and cookery demonstrations. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Directions: From Abergavenny town take the A40 towards Brecon. After passing Station Road Doctors' Surgery on the right-hand side, take the next right hand turning into Chapel Road. Proceed along the road, through the speed restricted area and continue, passing Linden Avenue on the right hand side. The entrance to The Rowans will be found a short distance further on, towards the end of Chapel Road.



INFORMATION

Price: Offers in Excess of £1,500,000

Services: Mains gas, electricity, water and drainage.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile: EE, Three, O2 and Vodafone (indoors and outdoors). Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

EPC Rating: D

Tenure: Freehold

Local Authority: Monmouthshire County Council

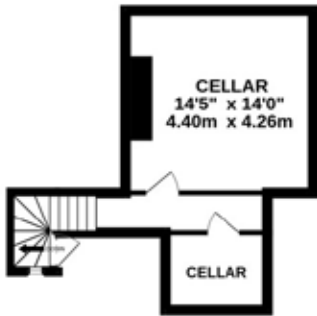
Council Tax Band: I

Covenants: Title Number WA983982.

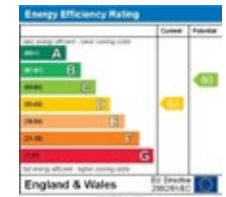
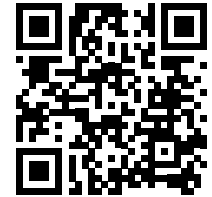
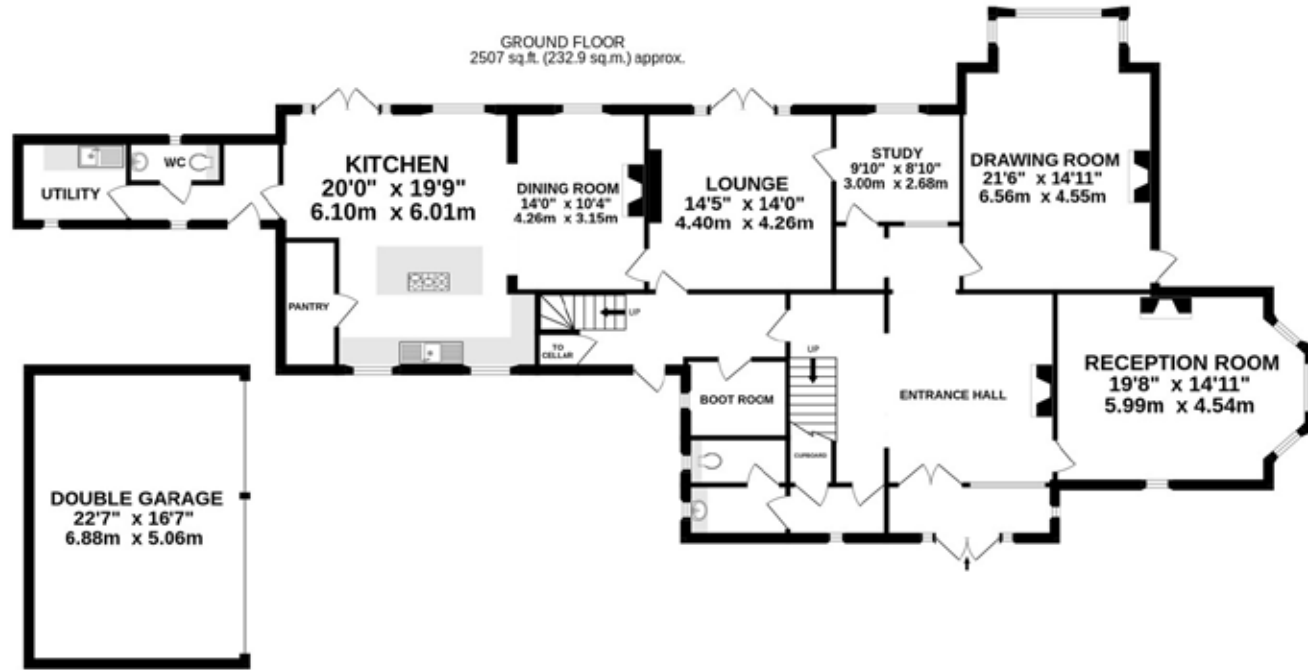
A covenant on the property restricts the use to a family dwelling house e.g. the house cannot be used as a Bed & Breakfast business. Full details available from the selling agents.

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.

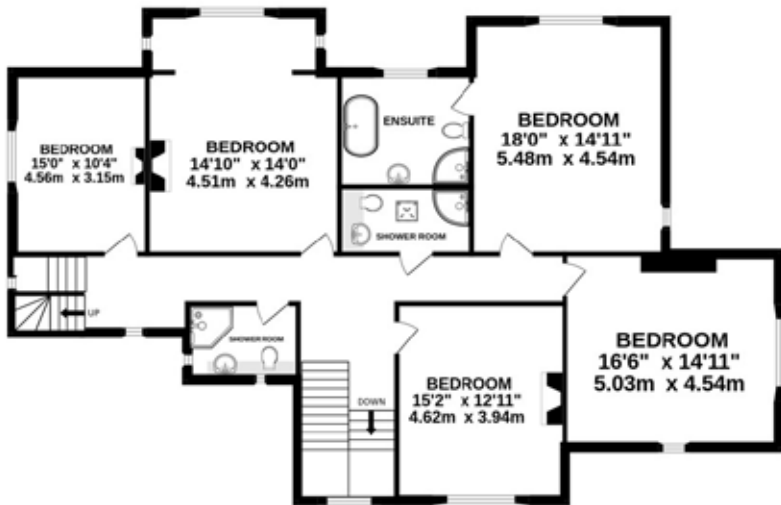
BASEMENT
309 sq.ft. (28.7 sq.m.) approx.



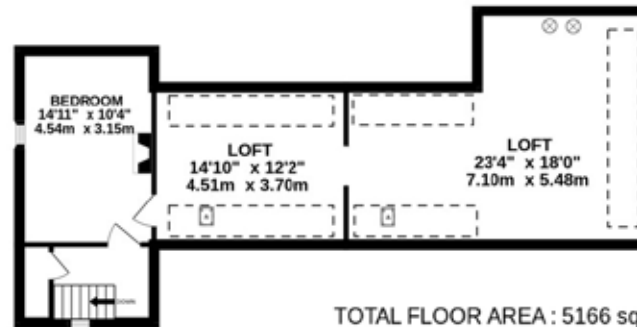
GROUND FLOOR
2507 sq.ft. (232.9 sq.m.) approx.



1ST FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



2ND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 5166 sq.ft. (479.9 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.

Made with Metropix ©2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

Copyright © Fine & Country (Monmouthshire) LLP | Registered Office: 21 Nevill Street, Abergavenny NP7 5AA | Registration Number: OC426706



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
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.



follow Fine & Country Abergavenny & Crickhowell on



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

