



Llanwenarth Lodge
Govilon | Abergavenny | Monmouthshire | NP7 9SF

KEY FEATURES

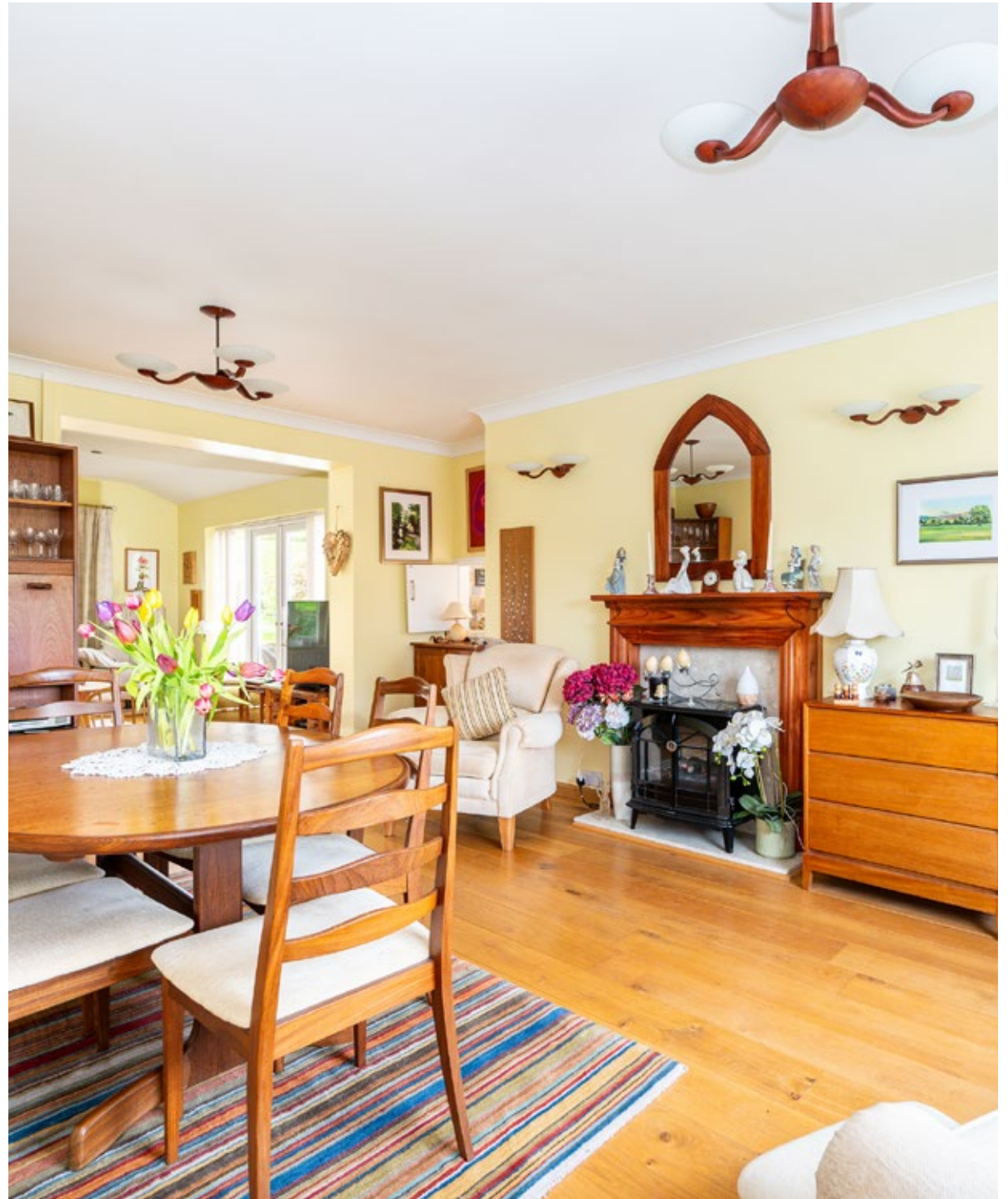
- Spacious and versatile home with separate annexe
- Annexe could easily be incorporated into the main house
- Beautifully presented and well maintained
- Spectacular views towards the surrounding countryside
- Mature gardens and grounds circa 2 acres
- Double garage with workshop and store room
- Semi rural location with good access to road links



SELLER INSIGHT

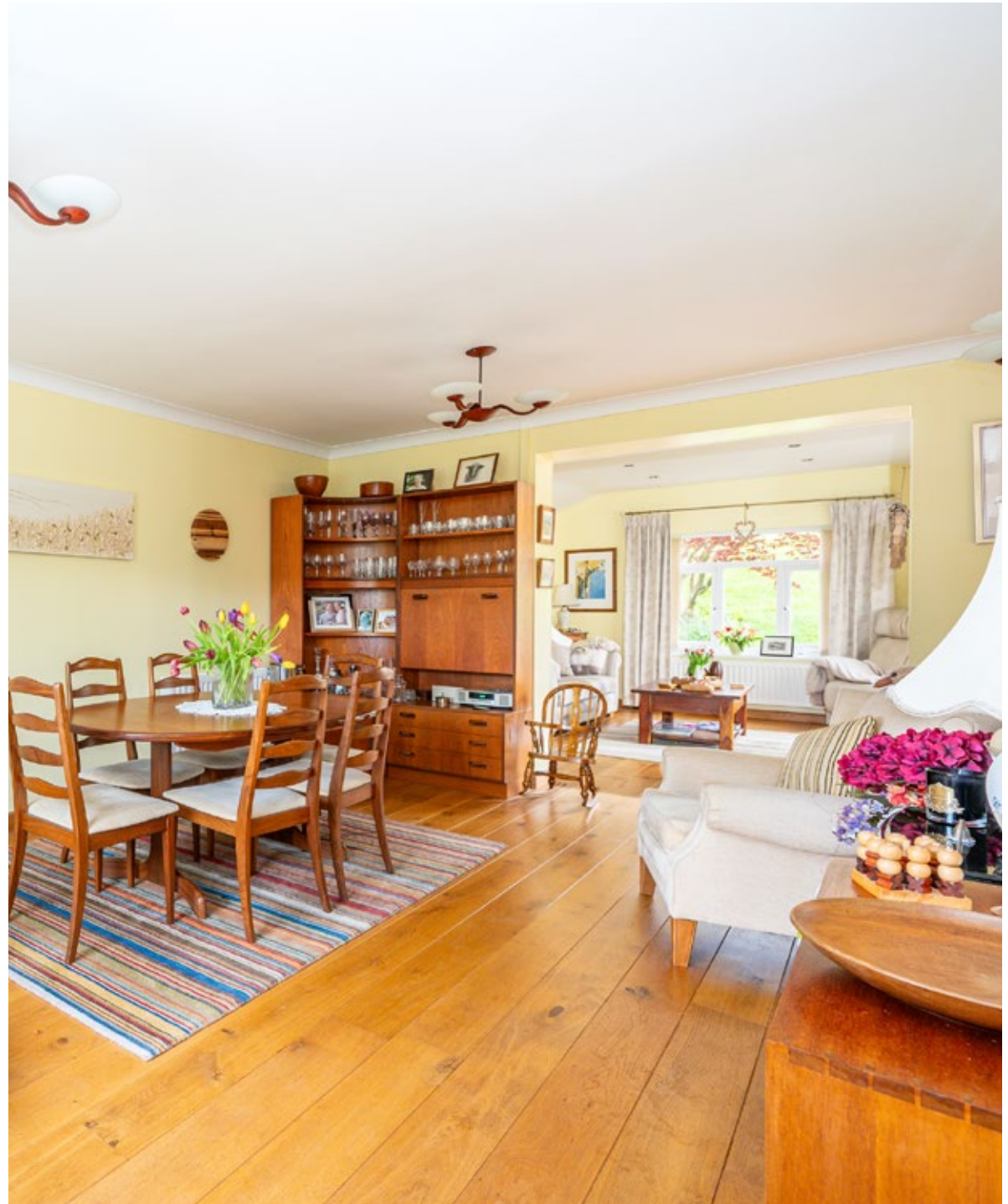
“ Having enjoyed our time at Llanwenarth Lodge since we purchased in 1999 we are sad to leave such a beautiful home but we are now of an age when relaxation is the key consideration. Llanwenarth is a home where you can immerse yourself in the stunning surrounding countryside with the knowledge that if you wish to take time or work calls you away then we are fortunate to have easily accessible infrastructure which will take you in any direction.

* 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.



GROUND FLOOR

Enter through the front door into an entrance porch with space for a small table and chairs, an ideal place to enjoy a morning coffee. Continue into the entrance hall, where the stairs rise to the first floor, doors lead to the principal ground floor rooms. The light and spacious kitchen is fitted with a comprehensive range of modern cupboards, integral appliances and a useful breakfast bar. The utility/boot room is located off the kitchen and has a door to the garden. From the entrance hall is a door to the dining room with a wooden floor, ample space for a family sized dining table and serving hatch through to the kitchen. Open plan to the dining room is the light and spacious sitting room with glazed doors to the garden, a perfect room to enjoy the beautiful views.







FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing with doors leading to the three bedrooms and large family bathroom. The principal bedroom is very generous in size and benefits from dual aspect windows, all of the bedroom windows enjoy views of the surrounding countryside. A key feature of the house is the light and views. A pull down ladder provides access to a useful loft room with Velux rooflights and a window.



ANNEXE

The one bedroomed annexe is self contained and has proved a successful holiday let, it could easily be incorporated into the main house. The annexe has both its own external entrance door and internal door from the main house. The sitting/dining room has a large picture window overlooking the garden, the fitted kitchen, with serving hatch to the dining are, is accessed via the inner hall which also has a door to the garden and to the ground floor modern shower room. To the first floor is a double bedroom with dual aspect windows and W.C.



OUTSIDE

Approached via a long driveway with a bridge over the Brecon and Monmouth Canal, the house is approached through a wooden gate bordered by lawns and flower beds and with parking for a number of vehicles. The landscaped, mature gardens lie predominately to the rear of the house and afford the most stunning views towards across open countryside to the mountains beyond. The gardens have been thoughtfully created by the present owners to maximise the glorious setting and enjoy entertaining and relaxing. There are a number of seating areas perfect for enjoying a coffee, glass of wine and al fresco dining. A wooden summer house/bar adjoins a large paved area with ample space for table, chairs and garden furniture. The garden and grounds are a haven for wildlife and include an orchard as well as lawns, specimen trees, planted beds and hedgerows.



OUTBUILDINGS

The double garage, workshop and store room are located to the rear of the house and could, subject to any necessary planning consents, be converted to a studio/office or further living accommodation.





LOCAL AREA

The village of Govilon is approximately 3 miles from Abergavenny which has an excellent range of local amenities. Govilon has a local convenience store, public house and offers access to walks both through open country side and along the Brecon and Monmouth Canal. This includes schools, doctors and dental surgeries, an extensive choice of independent shops, high street retailers and several supermarkets. Abergavenny is known as the Gateway to Wales and holds numerous annual events including the acclaimed Food Festival. Outdoor pursuits include hill walking, cycling, fishing and riding. Whilst the nearby Brecon Beacons / Bannau Brycheiniog are widely renowned for its beautiful landscapes and stunning scenery. The pretty town of Crickhowell is around 5 miles to the west, offering a variety of shops, public houses and restaurants. There are excellent road and rail links with the A40/A449 and A4042, linking to the M4/M5 and M50 motorway networks within a mile of the property. Abergavenny has a main line railway station.

DIRECTIONS

From Abergavenny, at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 2 miles, travel through the village of Govilon passing the village store on your right hand side, continue for a further 0.5 miles and the entrance to the property will be on your left hand side. Continue up the long driveway, over the canal bridge, keep left until reaching the private entrance gate to Llanwenarth Lodge.





INFORMATION

Asking Price: £825,000

Local Authority: Monmouthshire County Council

Council Tax Band: G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: E

Tenure: Freehold

Services: We are advised that the property is connected to mains electricity, LPG gas. Private water supply and drainage via sewerage treatment plant.

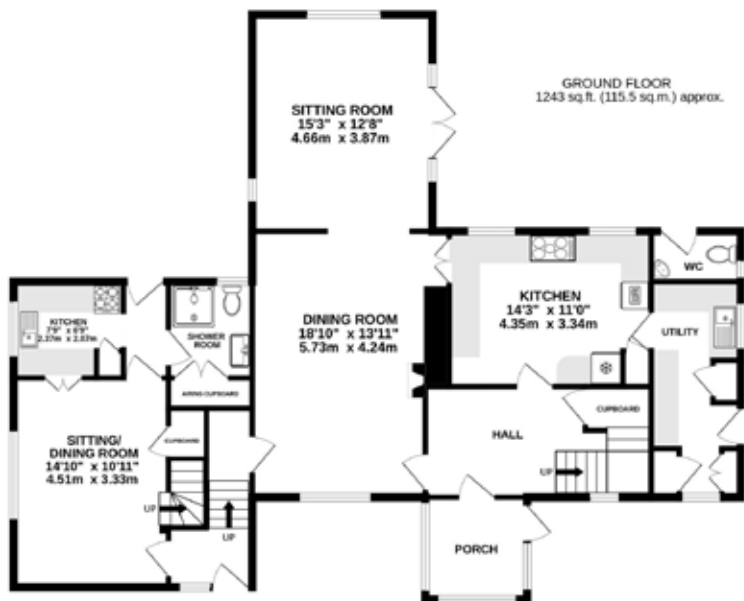
Broadband: Standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodaphone available (indoors and outdoors) subject to providers terms and conditions. Please make your own enquiries via Ofcom.

Covenants: Title Number - WA893294. A copy of which is available from Fine & Country.

Agent's Notes: The initial part of the driveway is owned by Llanwenarth House with both Llanwenarth Lodge and the neighbouring property having a right of access.

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.

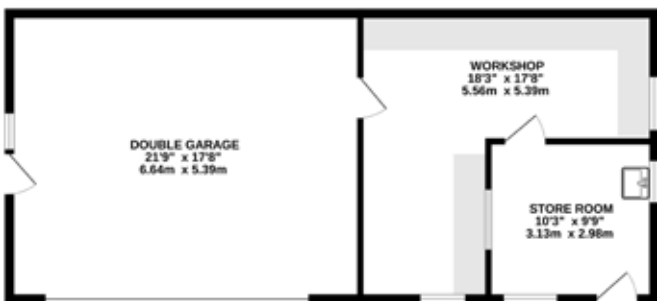


LLANWENARTH LODGE, GOVILON, NP7 9SF

TOTAL FLOOR AREA : 2305 sq.ft. (214.1 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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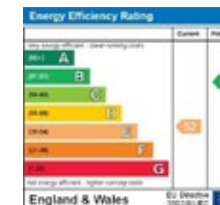
LLANWENARTH OUTBUILDING
TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

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Scan to view video of the house



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

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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*



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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.



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PARTNER MNAEA AssocRICS

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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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