



The Old Vicarage
Llanover | Abergavenny | Monmouthshire | NP7 9BY

KEY FEATURES

- Grade II Listed former Vicarage in glorious setting
- Much loved family home for the past 40 years
- A wealth of period features and much character
- Attractive outbuildings with central courtyard
- Open fronted carport plus ample parking
- Mature gardens including lawns, terraces and orchard
- Circa 6 acre paddock with woodland
- Tranquil south facing setting with beautiful views
- Rural location yet with easy access to road and rail links



SELLER INSIGHT

“ We moved to The Old Vicarage in 1984. At that time it was very different to the home it is now. The house needed work, the outbuildings were in a state of collapse and the garden was overgrown with shoulder-high weeds. We got to know the builders very well!

One of the reasons we moved here was my husband's passion for gardening. He spent almost all his spare time in the garden landscaping and planting it, creating a large vegetable and fruit garden and a small orchard. Later, we purchased the adjoining field and created a natural woodland.

The house and garden have wonderful views of the surrounding countryside. Friends and family always enjoy spending time here. It is a great base for walks by the river Usk, the nearby canal and in the Black Mountains. The garden makes an idyllic place from which to enjoy the views, wild birds and plants. We have enjoyed forty years here and hope that the next owners will love it as much as we 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

Situated on the fringe of the historic village of Llanover, the house is tucked away off a country lane in a rural, yet not isolated, location. This interesting house has many period features plotting the history from an original farmhouse to the more grand Vicarage, including a stone, inglenook fireplace in the dining room to more ornate Victorian fireplaces in the reception rooms and feature arches on both floors. The gardens and grounds offer space and privacy, whilst the range of outbuildings including the original gig house and stables could, subject to any planning and listed building consents, be incorporated into the main house or converted to an annexe/studio or garaging.



GROUND FLOOR

Entered through the front door, with an interesting Gothic arch, into the entrance hall with stairs rising to the first floor, door to W.C. and access to the 4 principal reception rooms. In keeping with the Victorian era, the front of the house is double fronted with two spacious and light reception rooms to the front, both with views across the garden and open countryside towards the mountains beyond. The larger sitting room has double aspect windows with an attractive bay, features to both reception rooms include high ceilings, wooden window shutters and ornate fireplaces. The breakfast room and dining room are located to the rear of the house, these rooms have the character of the original farmhouse with open stone fireplaces and former bread oven. Beyond the breakfast room is the kitchen and useful utility/ boot room which were added by the present owners circa 1985.

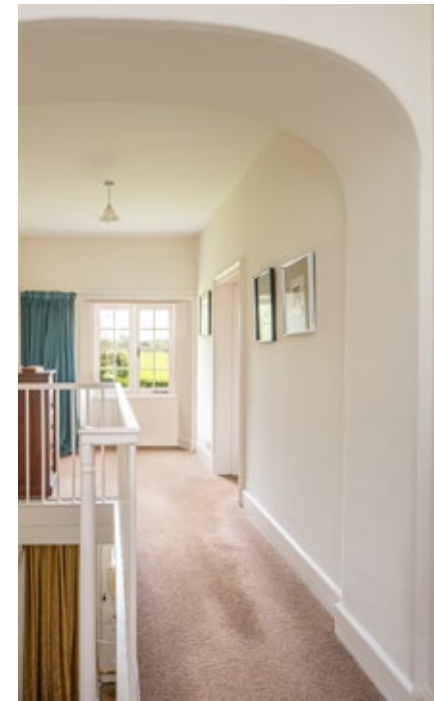






FIRST FLOOR

From the entrance hall stairs rise to a generous first floor landing flooded with light from the windows to the front and rear elevation and features a wonderful archway. The stair case, with its plain balustrade and handrail, is noted in the Listing Order as a surviving feature from the 1840s and as the ground floor, the history of the house can be plotted with evidence of the earlier dwelling with exposed timbers and later years with a Victorian fireplace. To the first floor are 4 generous bedrooms, all affording views across open countryside and most of them towards the Brecon Beacons/Bannau Brycheiniog National Park and a bathroom plus separate shower room.





FORMAL GARDENS

The formal gardens lie to the front, side and rear of the house and are completely private bordered by high hedges and mature trees. The lawn wraps around the house to three sides, to the front the lawn is bordered by hedges and mature planted borders, the lawn continues to the side of the house where a mature hedge separates the garden from the adjoining field. To the side of the house is a stone terraced area, perfect for relaxing and enjoying the views. To the rear of the house is an extensive mature garden with lawn, an orchard and former productive vegetable garden and an abundance of mature plants, hedges and specimen trees. The garden is not only beautiful but offers a peaceful and tranquil place to escape the world and appreciate the surroundings and wildlife. A shepherd's hut has been positioned to enjoy views towards the Sugar Loaf Mountain.

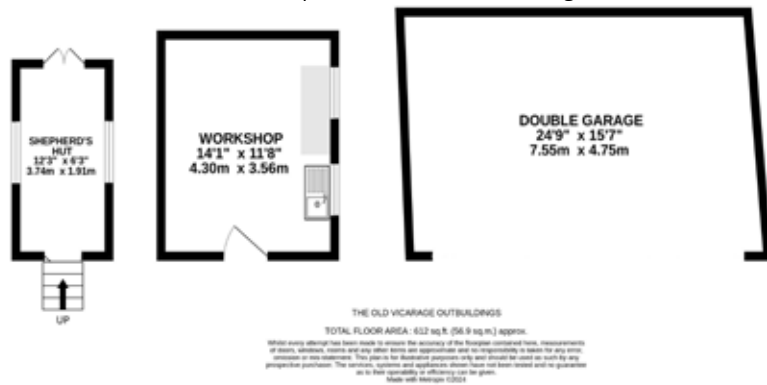




OUTBUILDINGS

Part of the charm of The Old Vicarage are the superb outbuildings with a central courtyard. The former gig house is adjoined to the main house (dining room wall) and is entered via double wooden doors. The building is presently used as a cold store, there is access to the hayloft above. This building could be used as a stable as its original purpose, or subject to any relevant consents, be converted to a studio/annexe or perhaps, incorporated into the main house. Adjoining the gig house are two stables with cobbled floors and wooden hayracks, ideal for keeping a pony / horse.

Please see main floorplan for further outbuildings



SHEPHERD'S HUT

Beyond the garden is a shepherd's hut, thoughtfully located and designed to take in views of the surrounding mountains and countryside, a perfect place to enjoy a coffee during inclement weather or on the balcony during the spring/summer.



FIELD AND WOODLAND

To the side of the house, accessed via a pedestrian gate from the far end of the garden or from the 5 bar gates from the lane or parking area is a field which is currently used by a local farmer to graze sheep. The field is fully fenced and enjoys views towards the surrounding countryside. To the far boundary of the field is an area of woodland, again a haven for wildlife and left as nature intended.







LOCAL AREA

Located on the outskirts of Llanover and adjoining the Brecon and Monmouthshire canal, the property enjoys an idyllic location whilst being accessible to the A4042 which connects to the A40 and A449 which in turn link to the M4/M5/M50 motorway networks. The property is located approximately 3 miles from Abergavenny where a wide range of amenities can be found with chain and individual shops (including a Waitrose supermarket close by), banks, doctors, dentists, theatre, cinema, library, schools and local general hospital. A main line railway station can be found in Abergavenny. The picturesque town of Usk is approximately 5 miles where there are a number of individual shops. The area is renowned for its excellent restaurants/pubs and also for the annual Abergavenny Food Festival which is held each September. The historic village of Llanover was the home of Lady Llanover, renowned for her love of the Welsh costume and heritage as well as being the Lady who closed the local inns in the area! The Goose and Cuckoo Pub, a traditional and homely country pub, is situated on the mountain above the village and escaped being closed, the pub together with The Retreat, a café and delicatessen and the local Llanover Village Hall provide a hub for the local community. Many of the properties and land around Llanover still belong to the Llanover Estate and private properties in the area in such an appealing and accessible location are rarely available.

Directions: Take the A4042 south from Abergavenny towards Pontypool/ Cardiff/Newport . Continue on this road for approximately 1.5 miles, proceed over the stone bridge at Llanellen and continue along the A4042 passing Oak Lane on the right hand side. Pass a large lay by on the left hand side and take the next turning left at the small crossroads signposted Green Court Studio. Continue to the bottom of the lane until reaching a small cross roads with the entrance to Abbey Equine Clinic straight head. Take the left hand turning at the crossroads and the entrance to The Old Vicarage can be found immediately on the left hand side.

INFORMATION



Asking Price: £1,250,000

Local Authority: Monmouthshire County Council

Council Tax Band: H. 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 understand that the property is connected to mains electricity and mains water. Septic tank drainage.

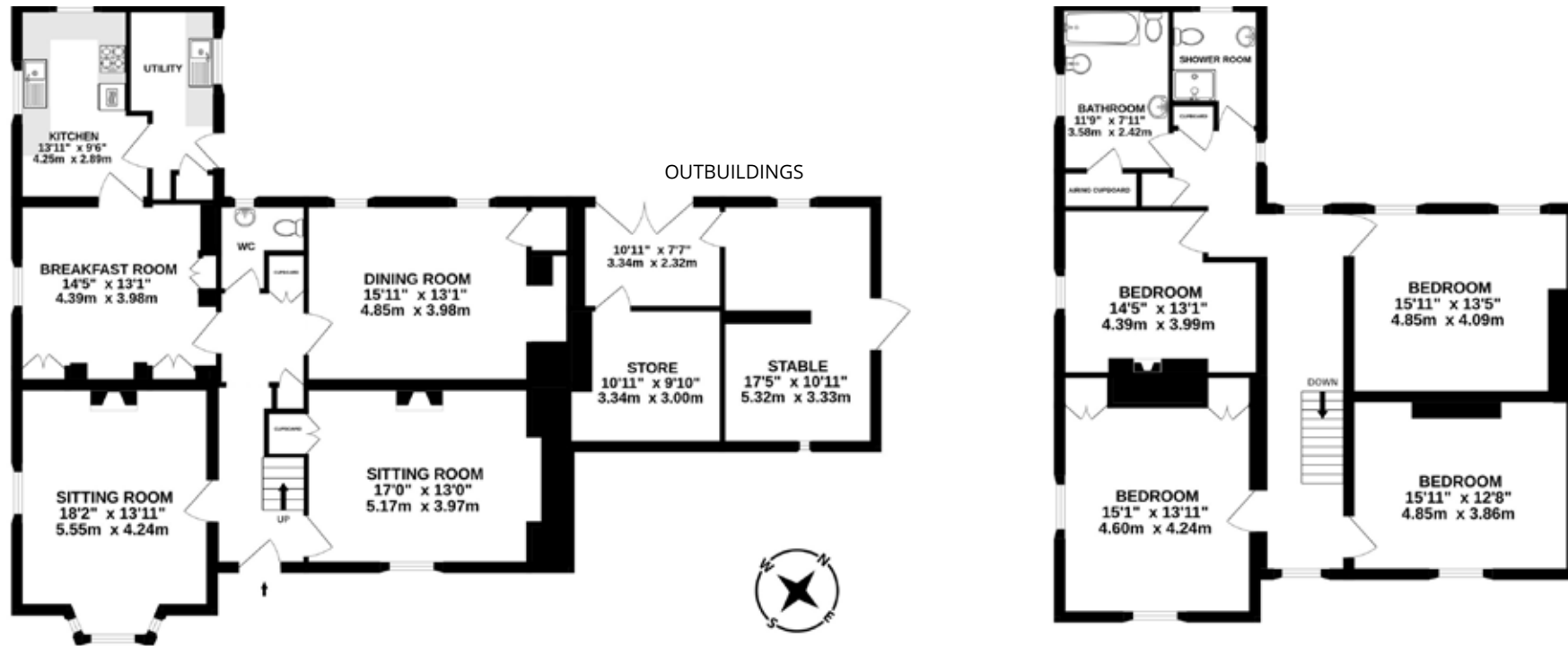
Broadband: Standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three and O2 is likely to be available both indoor and outdoor. Vodaphone likely to be available outdoors. Please make your own enquiries via Ofcom.

Title: The house and gardens and field/woodland are under two separate titles, copies are available from the Agent together with a copy of the Listing Order. Please note there is a covenant on the property which restricts the use of the property to a single private dwelling.

Agent's Notes: The field is let to a local farmer under an annual grazing agreement, however, the farmer may be prepared to terminate the agreement early should the new owner of The Old Vicarage require the field for their own livestock. To be discussed with agent.

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.

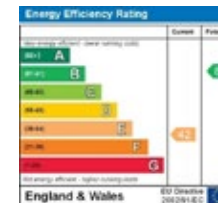


THE OLD VICARAGE, LLANOVER, ABERGAVENNY, NP7 9BY

TOTAL FLOOR AREA : 2737 sq.ft. (254.2 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 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



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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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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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