



The Old Inn
Porth-Y-Widdan | Llangattock Lingoed | Abergavenny | NP7 8NS



KEY FEATURES

- Charming country cottage
- Delightful glass walled garden room
- Gardens and grounds extending to just over 1 acre
- Semi rural location offering superb views
- Detached building ideal for a home office

OVERVIEW

A beautifully presented cottage with a history of formerly being a country inn, located in a semi rural location on the fringe of Llangattock Lingoed, a pretty village located amidst rolling Monmouthshire countryside. This attractive the semi-detached cottage, with its white rendered walls accentuated by soft pastel coloured doors and window frames, has a quaint stone wall bordering the front garden which is adorned flower beds providing vibrant colours. A stone pathway leads to the central entrance door, framed by a pitched roof entrance porch.



GROUND FLOOR

The present owners tend to use the rear door which opens into the large kitchen/breakfast room fitted with a comprehensive range of painted wooden cupboard complemented by wooden worksurfaces providing ample workspace. The terracotta tiled floor adds a rustic feel and the large windows not only allow natural light to flood the room but provide a backdrop for the wonderful countryside views. A separate dining room, with exposed beams leads to a further reception room which would be suitable as an occasional guest room or home office. The sitting room offers much character and a sense of bygone times with original exposed timber beams and stone fireplace housing a woodburning stove, the focal point of the room which enjoys a cosy atmosphere. The snug, with rich terracotta painted walls, brick fireplace with wood burning stove and distinctive arched window is a perfect room to enjoy listening to music or reading a book. In contrast to the period reception rooms is a spectacular garden room with floor to ceiling glazed windows affording panoramic views across the rear garden and rolling countryside beyond. The ground floor is completed by a useful utility room, shower room and W.C.











FIRST FLOOR

Stairs rise to the first floor landing with doors to the three double bedrooms, the principal bedroom has dual aspect offering wonderful views over the surrounding countryside. In addition to the bedrooms is a modern family bathroom and access to the original staircase leading down into the sitting room.



OUTSIDE

To the rear of the cottage, set against the backdrop of breathtaking countryside views featuring the Skirrid and Sugarloaf mountains is a pretty garden with lawns bordered by well stocked flower beds, a variety of colourful plants and shrubs. The delightful and inviting outdoor space includes a seating area adjacent to the cottage, a perfect spot for enjoying the beautiful setting. Located on the opposite side of the lane to the front is an additional garden area with raised beds, thoughtfully arranged and well-maintained, offering ample space for growing a variety of vegetables and herbs. Completing the outside space is a woodland area of circa 1 acre. The path, shaded by a canopy of mature trees, creates a tranquil environment perfect for leisurely strolls and adventures for younger children. The lush greenery, with its diverse array of foliage, provides a rich habitat for local wildlife, creating a picturesque scene that changes with the seasons.





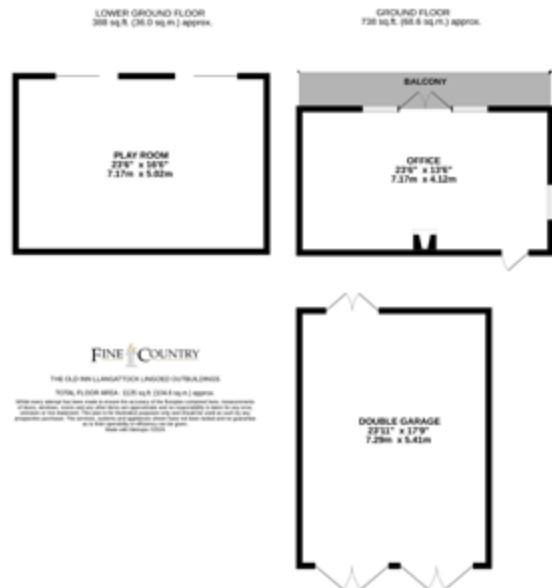




GARAGE AND DETACHED OUTBUILDING

Gravel pathways meander through the front garden, providing access to a parking area and double garage with power and light.

Beyond the garage is a detached building, an ideal setting for a home office/ hobby or leisure space, combining character and modern functionality. Designed to maximise the views, to the first floor is a room with exposed timber beams and flagstone flooring with a wood-burning stove and doors that open onto a balcony. Accessed externally, there is a lower floor, a versatile space offering possibilities for a games room, home gym, or creative studio. A set of sliding doors open directly onto a small patio area. Completing the outside space is a woodland area of circa 1 acre. The path, shaded by a canopy of mature trees, creates a tranquil environment perfect for leisurely strolls and adventures for younger children. The lush greenery, with its diverse array of foliage, provides a rich habitat for local wildlife, creating a picturesque scene that changes with the seasons.







LOCAL AREA

The Old Inn is situated on the fringe of Llangattock Lingoed, a small rural village of in the heart of rural Monmouthshire, and around 5 miles from the historic market town of Abergavenny. There are local amenities in the villages of Grosmont and Llanvihangel Crucorney and a wider range of facilities including supermarkets, high street shops and local boutiques as well as many restaurants and cafes in Abergavenny. The town has good leisure facilities, primary and secondary schools and is host to the annual Abergavenny Food Festival and numerous other popular events. The A465 is around 3 miles from the cottage providing excellent road links to the M4/M5 and M50 motorway networks; the cities of Bristol, Cardiff and Hereford are within an hours' drive. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester.

Directions: From the centre of Abergavenny take the B4521 Hereford Road (with Bailey Park on your left-hand side) and turn right onto Grosvenor Road/Ross Road. Proceed out of town and continue for approximately 5 miles through Llanddewi Skirrid and Llanvetherine. Take the left-hand turning signposted Llangattock Lingoed and continue for just under two miles where there will be a turning right onto a lane. Continue on for just under half a mile and the property will be found on the left-hand side.



INFORMATION

Asking Price: Offers in excess of £750,000

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

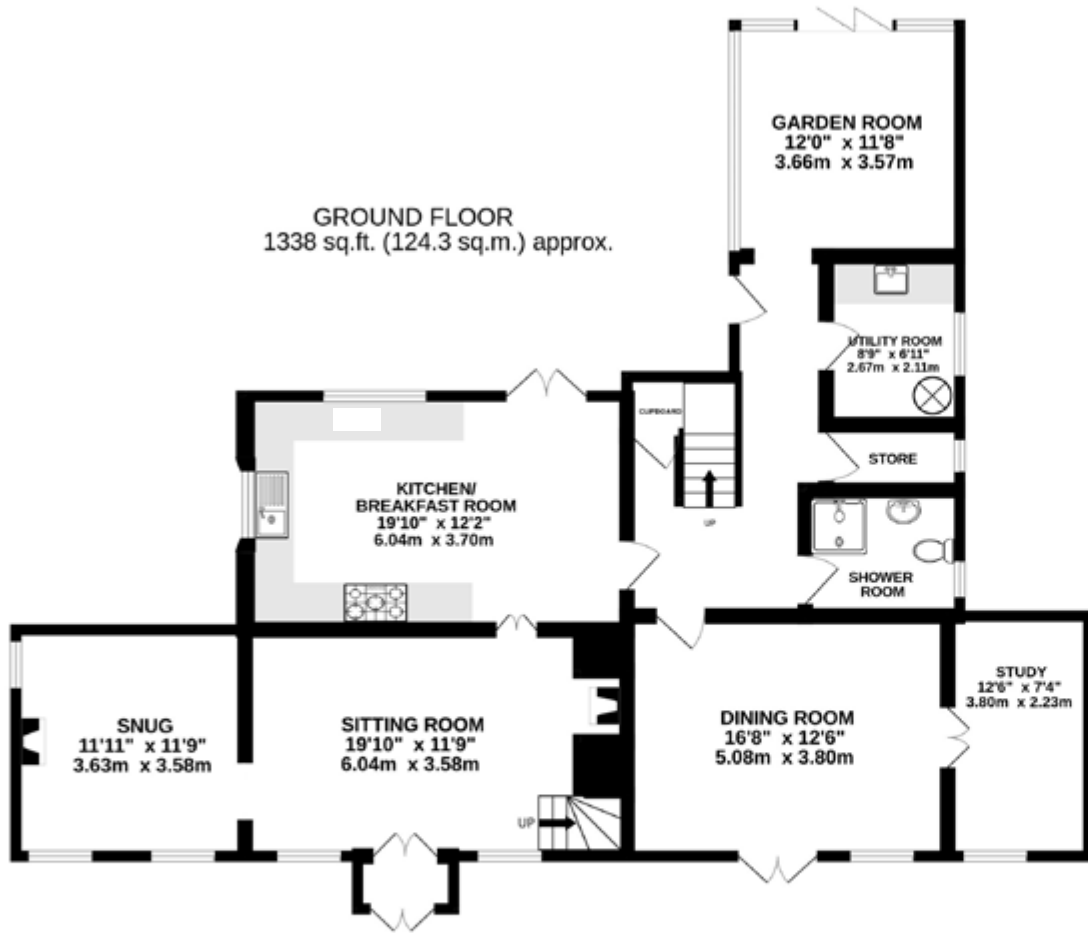
Services: We are advised that Mains electricity and water are connected to the property. Private drainage (septic tank). Oil-fired central heating.

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

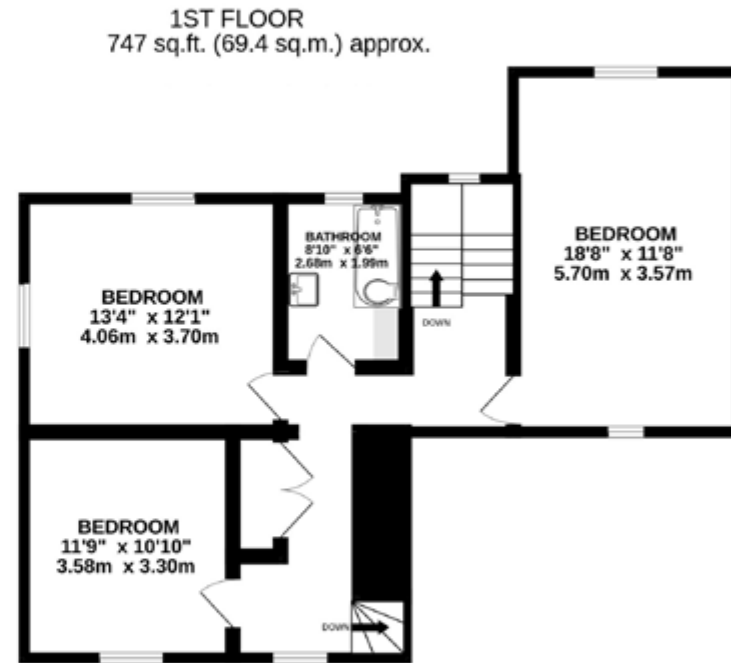
Mobile: Three and O2 are likely to be available outdoors. Please make your own enquiries via Ofcom.

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.

Title: Property is registered under title number WA753264, a copy of which is available from the agent.



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



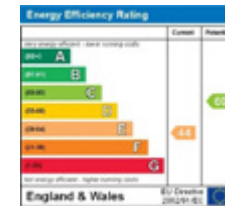
1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



THE OLD INN, LLANGATTOCK LINGOED, ABERGAVENNY, NP7 8NS

TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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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.

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*We value the little things
that make a home*

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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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