



TY-CANOL FARM  
Firs Road | Llanvapley | Abergavenny | NP7 8SW

FINE & COUNTRY



# KEY FEATURES

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- Spacious farmhouse with much character and charm
- Tucked away in a semi-rural location
- Views over the surrounding countryside
- Attractive mature gardens with paddock/ orchard
- Gardens and grounds amounting to just over an acre
- Two stone barns with potential for conversion (subject to planning)



# GROUND FLOOR

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The entrance hall leads through to a spacious and characterful dining room, with exposed stone walls and an impressive stone fireplace the features of this room give you a glimpse as to what to expect throughout. Adjacent to the dining room is a sizeable kitchen, fitted with a range of base and wall cupboards and a door leading out to the garden.

Leading off the dining room is the sitting room, which includes exposed ceiling beams, a wood-burning stove set within a stone hearth, and useful built-in shelves in the alcoves next to the fireplace. A large dual-aspect window allows natural light to enter the room and provides views of the garden. Completing the ground floor is a bathroom with a large shower enclosure and green and white patterned tiles, a Belfast-style sink fitted on top of an exposed brick base, and a storage cupboard.





# FIRST FLOOR

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Stairs rise to the first floor landing, where there are two large double bedrooms and two slightly smaller rooms, all served by a family bathroom. On the second floor is a fabulous attic room featuring heavy oak A-frames, exposed floorboards, and Velux windows.





# OUTSIDE

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Ty - Canol is approached via a track, off a country lane which is shared with the neighbouring property, leading to the farmhouse and a space for parking.

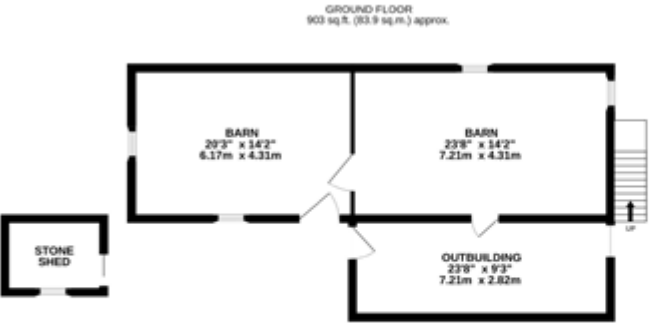
Complementing the farmhouse are the attractive gardens and grounds which comprise, in the more formal area of the garden, lawn, planted beds and shrubs. Within the grounds are an array of beautiful mature trees and including a pretty orchard.

In addition to the farmhouse are two attached stone-built barns, one with external steps leading to a second floor. Other outbuildings include a 'lean to' and store shed. The barns present an excellent opportunity for conversion, whether to increase the present living accommodation to the main house or to create separate holiday lets/ancillary accommodation. All conversions would be subject to planning consent being applied for and granted.









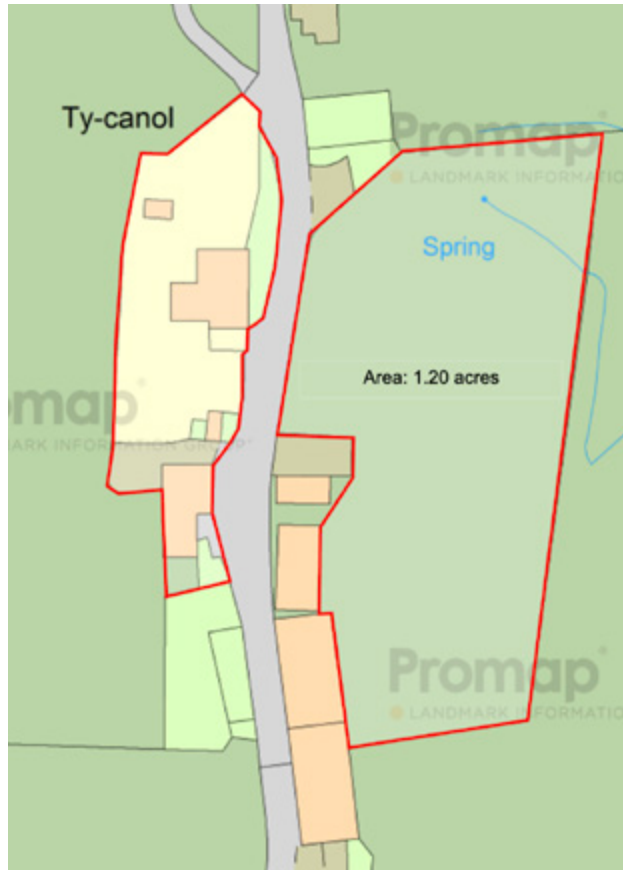
TY-CANOL OUTBUILDINGS

TOTAL FLOOR AREA : 1238 sq ft. (115.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# LOCAL AREA

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Llanvapley is a popular village located some 5 miles from Abergavenny and approximately 11 miles from Monmouth and has nearby rail and road links to Cardiff and Birmingham which are approximately 1 hour's drive. Monmouth with its excellent highly regarded schools, is 20 minutes or so away by road. There is easy access to Abergavenny for a good range of amenities including, general hospital, schools, library, a variety of shops and supermarkets, leisure centre with swimming pool, theatre, cinema, banks, doctors and dentists. There is a mainline railway station in Abergavenny as well as a bus station and good road links (A40/A449 for Cardiff, Newport and the M4 and M5 and the A465 for the M50, Hereford and the Valleys) for commuting. Monmouth has a good range of shops and supermarkets, library, doctors, dentists and other amenities including both a comprehensive school and the well regarded Haberdashers School. There are also many high quality restaurants in the Abergavenny and Monmouth areas and Abergavenny hosts a well attended Food Festival each September.

**Directions:** From Abergavenny town centre take the Old Monmouth Road. Continue along this road for just under 5 miles, passing the village of Llanddewi Rhydderch and continue into the village of Llanvapley. Take the left hand turning opposite the Red Heart Public House onto Firs Road. Follow this road until you reach the third turning on the right hand side, follow this track and Ty Canol will be found on your left hand side.

# INFORMATION

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**Asking Price:** £650,000

**Local Authority:** Monmouthshire Country Council

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

**EPC Rating:** C

**Tenure:** Freehold

**Services:** The property is connected to mains electricity. Private water supply and recently installed private drainage system and Ground source heat pump.

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

**Mobile:** EE and Three limited indoors. EE, Three, O2 and Vodaphone likely 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.

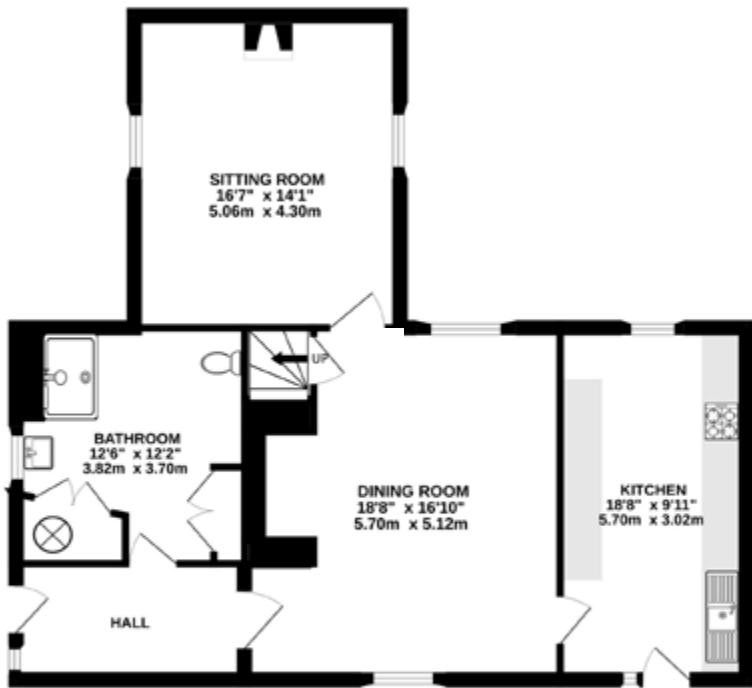
**Title:** Property is registered under title number CYM786954, a copy of which is available from the agent.

**Agent's Notes:** We understand that there are covenants relating to the land and buildings (including barns) restricting use to a single private dwelling which cannot be sold separately. Running a business or a trade from the property is prohibited, with the exception of holiday lets or Bed and Breakfast.

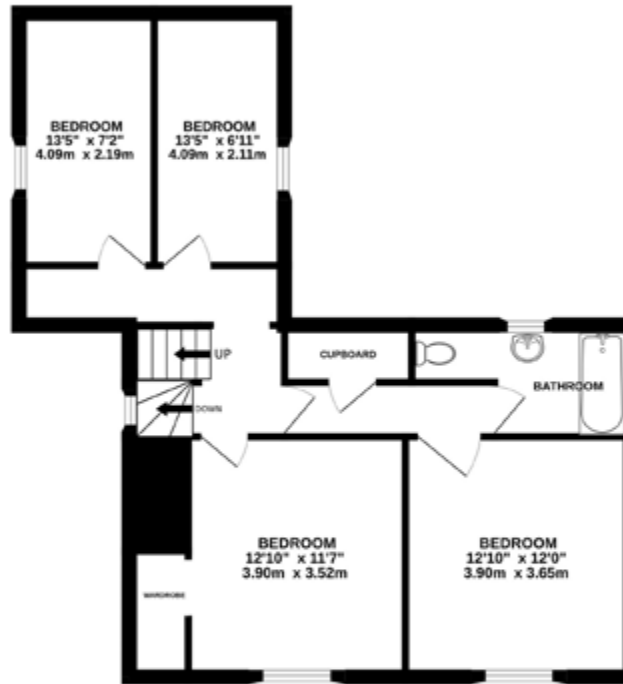
The private track to the property is owned by a neighbouring property, Ty Canol has a right of way to use this track and is responsible for 50% repair liability with the neighbour. The neighbouring property has right to take 50% of the water supply from an old well located under the southern garden patio. The water supply to Ty Canol comes via a new well in the orchard field.

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GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



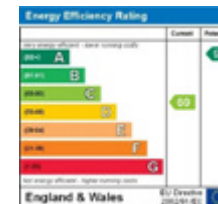
TY-CANOL FARM, LLANVAPLEY, NP7 8SW



TOTAL FLOOR AREA : 1914 sq.ft. (177.8 sq.m.) approx.

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SCAN TO VIEW VIDEO OF 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: 15.05.24

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# FINE & COUNTRY

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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*

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FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

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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.



## HEATHER COOK

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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