



The Old Vicarage
Llanddewi Rhydderch | Abergavenny | Monmouthshire | NP7 9TS

KEY FEATURES

- Attractive house on fringe of popular village
- Origins in the 1800s, offering character and charm
- Light and spacious rooms with views
- Beautiful mature gardens offering much privacy
- 4 reception rooms and 5 bedrooms
- Set behind wrought iron gates, ample parking
- Attached garage plus wooden barn to rear of garden



SELLER INSIGHT

“ Our online search to move from London back to Wales took two and a half years, to find the right home in the right location. We wanted to be closer to our families, and to return to the peace and beauty of living in the countryside.

As soon as we drove through the gates and up the drive, we both instantly knew this was the one, and we still feel that way today.

We are only the third owners since the Church sold The Old Vicarage. The last 20 years have been wonderful and have gone by in what feels like a blink of the eye.

We love the space in the house, the thick walls in the older parts, the total privacy we have, the quiet location in the village, the mature garden backing onto open fields, and the views of the Sugar Loaf in the distance. Everything we wanted – calm seclusion, food for the soul, plus the practicalities of being within easy reach of local towns, roads, airports and schools etc.

We hope that the next owners love the house as much as we do, and go on to have many happy times here, as the next chapter of The Old Vicarage's story unfolds.

* 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 bespoke front door into a spacious and welcoming entrance hall, with stairs rising to the first floor, wood block flooring, access to the downstairs reception rooms and open plan to a snug/library. To the front of the house are the snug and sitting room, both with double panel glazed floors opening onto the front garden. The wood block floor from the entrance hall continues to the snug, the perfect place to enjoy reading a book. On the opposite side of the entrance hall is the sitting room, again with double panel glazed doors opening onto the front garden. The sitting room, whilst modern in its interior design, retains a nod to the historic origins with a stone fireplace housing a wood burning stove set on a raised flagstone hearth.

Continue along the entrance hall to the middle and rear of the house where further reception rooms, the kitchen, conservatory and utility room are located. The attractive dining room has an open plan fireplace with Victorian style surround, slate hearth and quarry tiled floor. A further reception room, presently utilised as a spacious office, perfect for working from home, would also make an ideal playroom/hobby room or breakfast room. The modern kitchen/breakfast room, with 4 oven Aga, is located to the rear of the house and fitted with a range of cupboards with wooden work surfaces and a Butler style sink. The kitchen has space for a table and chairs or a sofa/easy chairs. Off the kitchen is a delightful sun room with doors opening out onto a flagstone terrace and with views across the beautiful gardens. The sun room and terrace are very private and the perfect place to enjoy a morning coffee or evening sundowner. The ground floor is complemented by a useful store room/walk in pantry, a fitted utility room with space for appliances and a shower room. A door from the kitchen opens onto a rear, private courtyard with access to the garage.









FIRST FLOOR

The staircase with turned balustrade and newel post rises to a generous landing with window to the front. The two front bedrooms are both well proportioned, one of the front bedrooms being the principal bedroom with an en-suite bathroom and door to a well fitted dressing room/bedroom to the rear. This rear bedroom is flooded with light and affords views across open fields. On the opposite side of the landing are two further bedrooms, one positioned in the middle of the first floor and one to the rear, a bathroom and separate W.C. There is also a large shelved tank room/airing cupboard, useful for storing towels and bed linens.







OUTSIDE

Enter through wrought iron gates onto the private driveway which continues round to the front, side and rear of the property. To the front of the house is ample parking and a mature front garden with trees and shrubs shielding the property from the country lane. The extensive gardens wrap around to the side and rear of the house which have open fields behind. The gardens are an absolute delight with a number of mature trees, lawns and planted beds providing an array of colour throughout the Spring and Summer months with the tree providing autumnal tones. To the far side of the garden is a useful wooden barn which could be either used as a workshop or for storage. Further parking is located to the rear of the property where there is also access to an attached garage. One of the major appealing and charming features of the garden are the various private seating areas. One is tucked away to the rear of the house directly off the sunroom with a lovely flagstone terrace with ample space for outdoor sofas or a dining table. Another private paved space is at the rear of the house, ideal for sun loungers or a BBQ. Views from the rear and top of the garden include the Sugar Loaf mountain in the distance and wonderful sunsets. The gardens compliment this beautiful home and offer a wonderful backdrop of peace, privacy and tranquillity.











LOCAL AREA

Situated in the village of Llanddewi Rhydderch with its village hall holding community events throughout the year and with an active church and chapel. There are also views of the local Skirrid and Sugar Loaf mountains. The historic market town of Abergavenny, often referred to as the "Gateway to the Brecon Beacons / Bannau Brycheiniog National Park" is approximately 4 miles away and lies on the banks of the River Usk. The town offers a wide range of amenities including shops, public houses and restaurants, places of worship, doctor and dentist surgeries, a cinema, theatre and secondary school. Abergavenny also has a leisure centre with indoor swimming pool. The town of Monmouth voted by the Sunday Times as one of the top 3 towns to live in the UK, is circa 14 miles away.

Directions: From Abergavenny take the B4233 for approximately 3 miles then turn right signposted Llanddewi Rhydderch and Coed Morgan. Continue along the lane and upon entering the village, turn right into Church Lane. The property will be found a short distance up the hill on the right hand side set behind wrought iron gates, next to the Church.



INFORMATION

Guide Price: £1,250,000

Local Authority: Monmouthshire Country 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

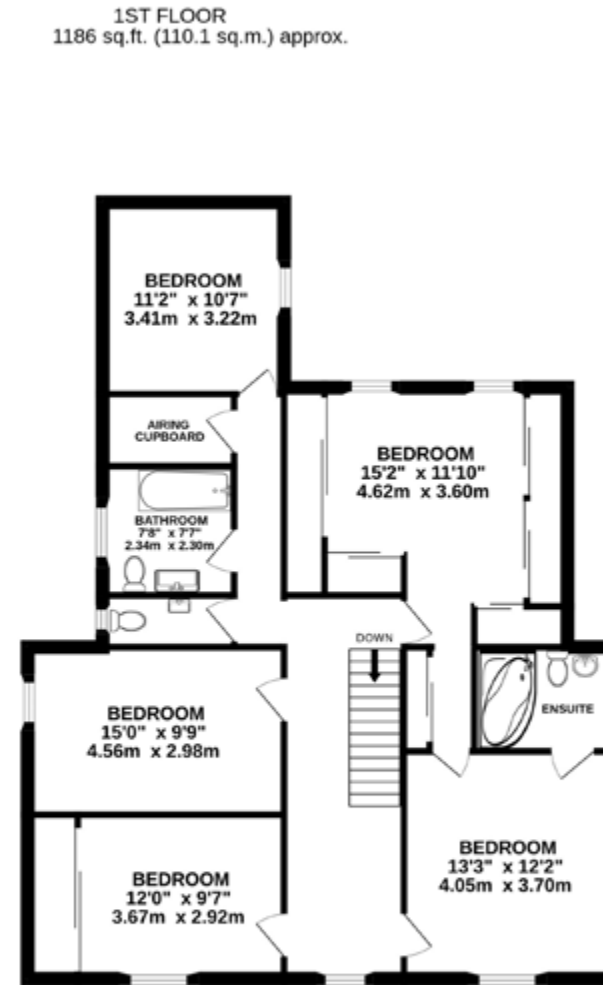
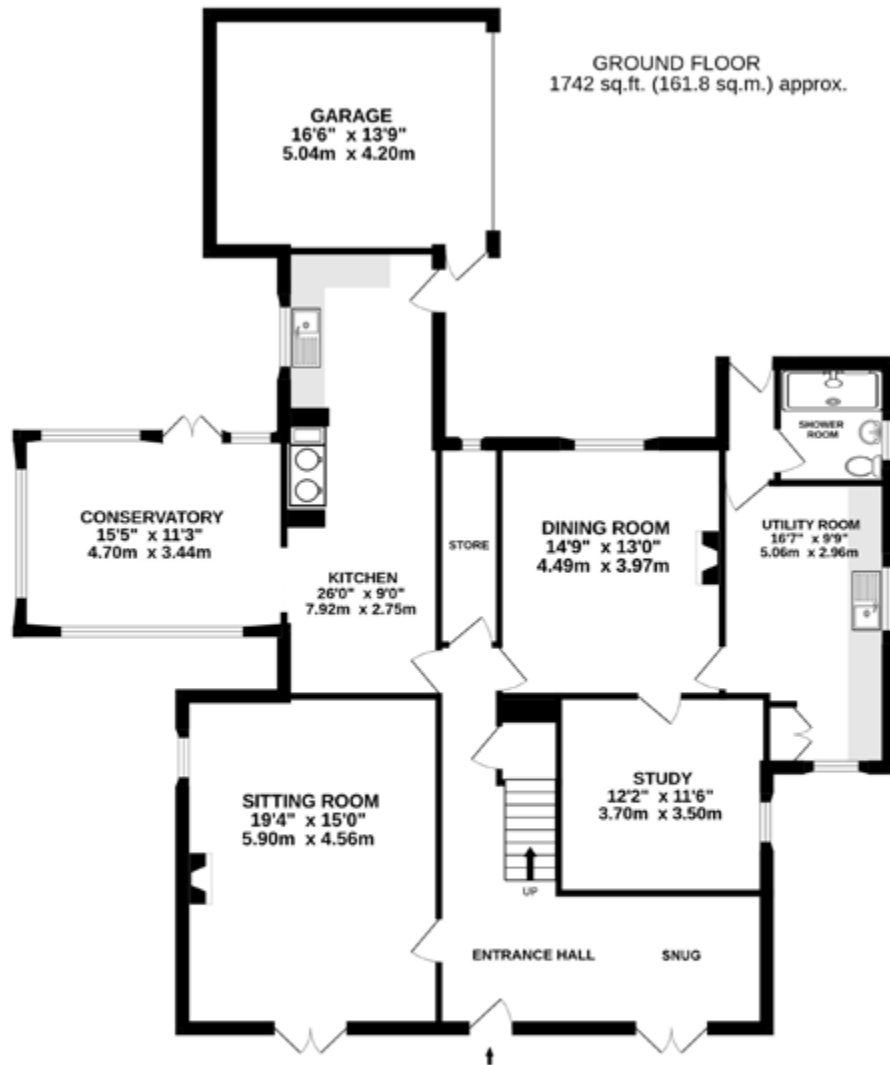
Services: We understand that mains electricity, water and drainage is connected to the property. Oil central heating.

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 outdoors. O2 and Vodafone 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.

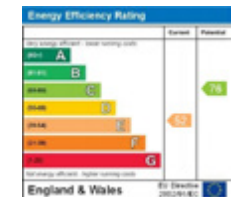
Title: Property is registered under title number WA940481, a copy of which is available from the agent.



THE OLD VICARAGE, LLANDDEWI RHYDDERCH, NP7 9TS

TOTAL FLOOR AREA : 2927 sq.ft. (272.0 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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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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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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