



Estate Agents

Taylor & Co

Abergavenny

Lower Gilwern  
Abergavenny, NP7 0EE

Asking Price  
£650,000



# Lower Gilwern

Abergavenny, Monmouthshire NP7 0EE

Mid-19<sup>th</sup> century three bedroomed stone dressed country cottage with potential building plot (s.t.p.p.) in a rural position in the favoured Lower Common area of Gilwern. Situated in the Bannau Brycheiniog National Park with extensive countryside views towards Llanwenarth Citra and Pen Cerrig Calch in the far distance. Sympathetically extended former lodge house with a large dual aspect open plan lounge / diner / kitchen | Sitting room | Utility room. Two bath shower rooms | Reclaimed pitch pine parquet flooring, latched doors, exposed stone walling, oak lintels, cast iron fireplaces & a wood stove. Walking distance to highly regarded primary school | Village high street with local shops and two public houses | River Usk & countryside walks close-by. Ease of access to road and rail network with good road links to Abergavenny, Crickhowell and further afield to Newport, Bristol and Cardiff.

This stone dressed three bedroomed, two bathroom, detached country cottage occupies an attractive rural lane setting with gardens encircling the property which affords glorious countryside views across the surrounding fields towards Llanwenarth Citra and Pen Cerrig Calch in the far distance. Believed to date from the mid 1800's, this former lodge house has been sympathetically extended and enhanced by the current owners into a comfortable and contemporary family home with a presentation perfectly befitting the age and rural position of the property.

Entered through a hallway, a latched door opens into a dual aspect lounge/kitchen/diner with French doors opening onto a terrace with superb views. This generously proportioned and inviting reception space is enhanced by reclaimed pitch pine parquet flooring which runs through most of the ground floor. This large open plan room is supported by another dual aspect sitting room which has exposed oak lintels and a stone fireplace hosting a wood stove. A separate utility room plus a ground floor bathroom suite are accessed through a rear lobby off the dining area.

A staircase from the sitting room leads to the first floor with a bank of fitted wardrobes with latched doors to one wall. The dual aspect principal bedroom has great hillside views over the garden towards the idyllic rural landscape beyond. There are two further bedrooms on this floor with exposed stone walling, cast iron fireplaces and oak lintels. The bedrooms are all served by a modern white shower suite.

Outside the gardens are a particular feature of the property, having a mostly south westerly orientation. There are several seating areas around the garden, including a Thai styled shack, a garden terrace, and a patio. There are also several outbuildings for garden storage: a railway siding shed, a stone built log store, summerhouse, and a potting shed. A stone dressed detached double garage naturally divides the garden and given its geography on the site and overall size of the garden, the owners have sought outline planning consent to construct a modest 2-bed eco-house. The sale of the property includes this area of garden and given its potential (s.t.p.p.), an overage clause will be applied to the sale.

**SITUATION** | Gilwern is a thriving community enjoying a superb location with fabulous countryside views towards the Black Mountains of the National Park yet is situated only four miles from the historic market town of Abergavenny and closer still to nearby Crickhowell.

Local facilities in the bustling village include a butchers and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, and of course, the canal wharf on the Monmouthshire and Brecon Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by car

and boasts many high street shops and local boutiques as well as many restaurants and cafes.

The wider area is also well served for schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

## ACCOMMODATION

**ENTRANCE HALLWAY** | Entrance door with window to side, ceiling spotlights, radiator, reclaimed pitch pine parquet flooring, vaulted ceiling. Latched door to:

**LOUNGE / DINER** | Double glazed doors with windows to either side opening onto a patio overlooking an adjoining field with views towards Llanwenarth Citra and Pen Cerrig Calch, ceiling spotlights, reclaimed pitch pine parquet flooring, two radiators. An archway opens into:

**DUAL ASPECT KITCHEN** | Large double glazed windows to two sides offering extensive views over the gardens and adjoining field towards Llanwenarth Citra and Pen Cerrig Calch, ceiling spotlights and reclaimed pitch pine parquet flooring. The kitchen is fitted with a range of units in a high gloss finish with contrasting granite worktops over, inset sink unit with Franke hot water tap, inbuilt eye level Neff oven with microwave above, space for American style fridge

freezer, inset four ring Bosch induction hob with extractor hood above, space for dishwasher, electric blind fitted to large side window.

**From the Lounge, a latched door opens into:**

**DUAL ASPECT SITTING ROOM** | Double glazed windows to the front and side aspects with views towards Kennel Wood, feature stone fireplace with oak lintel over housing a wood stove on a flagged hearth. Spotlights to ceiling, door to side (original front door) with oak lintel over, picture rail, two radiators, staircase to the first floor.

**From the Lounge a latched door opens into:**

**REAR LOBBY** | Reclaimed pitch pine parquet flooring, utility cupboard. Doorway to:

**UTILITY ROOM** | Double glazed window overlooking the adjoining field, contrasting laminate worktops, space for full height fridge freezer, space for washing machine and tumble dryer, floor standing Worcester boiler (installed 2023), ceiling spotlights, reclaimed pitch pine parquet flooring.

**FAMILY BATHROOM** | Fitted with a white suite to include a panelled bath, wash hand basin, lavatory, partly tiled walls, double glazed window, extractor fan, radiator, latched door.

## FIRST FLOOR

**LANDING** | Loft access, fitted cupboards to one wall with latched doors, ceiling spotlights.

**DUAL ASPECT BEDROOM ONE** | Twin double glazed windows overlooking the surrounding countryside and offering long distance views towards Llanwenarth Citra and Pen Carrig Calch, two further twin double glazed windows to the front with views over the garden, ceiling spotlights, radiator. A latched door opens into a large storage cupboard.

**BEDROOM TWO** | Double glazed shuttered window, exposed stone walls to two walls, fireplace with cast iron grate and stone hearth, radiator, latched door.

**BEDROOM THREE** | Double glazed shuttered window, exposed stone walling to two walls, fireplace with cast iron grate and stone hearth, radiator.

**SHOWER ROOM** | Fitted with a modern white suite to include a large shower enclosure with thermostatic shower mixer within, lavatory, wash hand basin, double glazed window, extractor fan, inbuilt medicine cabinet, ladder towel rail, radiator.

## OUTSIDE

The property is set back from the lane and is approached via a gated driveway leading to:

**DETACHED STONE DRESSED DOUBLE GARAGE** | 19' x 18' (approximate measurements). Two up 'n' over doors, electric supply, rafter storage.

**GARDENS** | A stone flagged pathway with slate chippings to either side leads to the front door with the front of the garden being enclosed by an attractive stone wall. The westerly gardens encircle the house and are predominately lawned to either side of the property. Affording a perfect vista over the surrounding countryside, the gardens enjoy fine long distance views towards Llanwenarth Citra and Pen Cerrig Calch in the far distance. Several seating areas have been imaginatively created around this family home, maximizing exposure to sunlight, and offering a range of seating options with privacy and seclusion. To the rear of the garage the owners have constructed a **Thai styled shack** with timber decked flooring, wooden balustrades and rails and a bamboo roof which gives an ideal position from which to survey the surrounding countryside.

The mostly lawned gardens to the north and south of the property host a variety of fruit trees and have a stunning woodland backdrop towards Kennel Wood

and over the countryside beyond. Flagged patios can be found to the front and side of the house. are lawned and host an original railway siding (used as a garden store), a timber garden shed and a stone built log store. To the other side of the house, a delightful lawned garden is planted with more fruit trees and has a summerhouse and a potting shed.

**POTENTIAL BUILDING PLOT** | The owners have applied for outline planning consent to build a modest two storey, two bedroom eco house of about 79 m2 within the garden to the south side of the property. This area of garden is included within the sale and therefore an overage clause will be applied if consent is granted, either now or in the future, and a residential dwelling(s) is subsequently constructed.



## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Oil central heating, mains water, private drainage via septic tank.

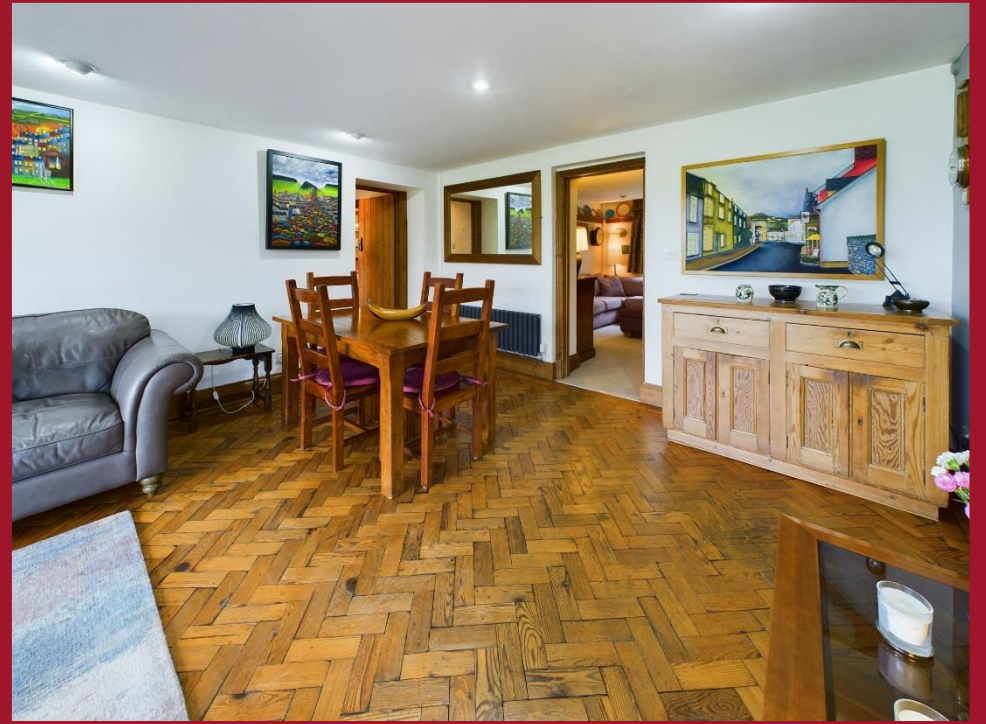
**Council Tax** | Band D  
(Monmouthshire County Council)

**EPC Rating** | Band E

**Buyer Note** | The property is the former lodge house to the Duffryn Mawr estate. In the past Duffryn Mawr has been let out for events including weddings on a temporary licence basis.

**Viewing Strictly by appointment with the Agents**  
Taylor & Co: 01873 564424  
abergavenny@taylorandcoproperty.co.uk

**Reference** AB314

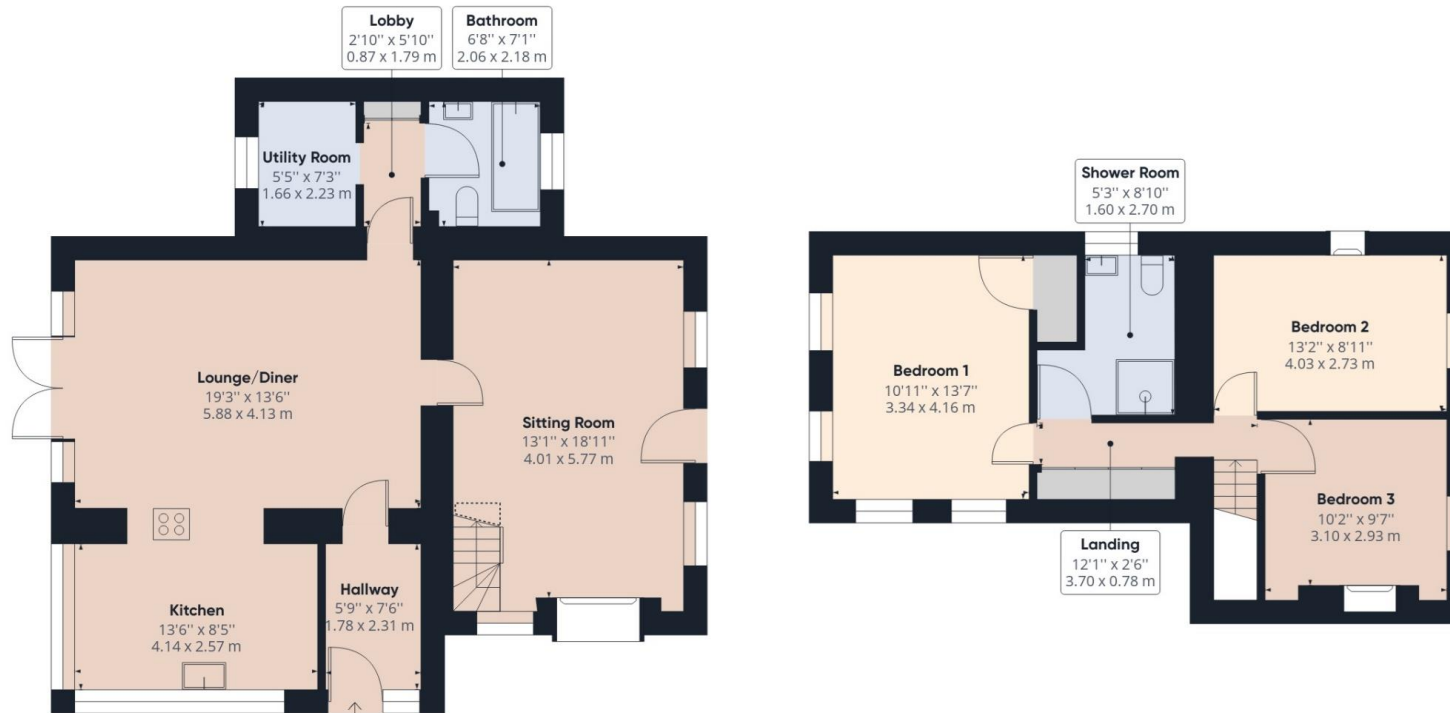








# Floorplan



### Approximate total area<sup>(1)</sup>

1326.33 ft<sup>2</sup>

123.22 m<sup>2</sup>

### Reduced headroom

6.28 ft<sup>2</sup>

0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0

Floor 1

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.