



Estate Agents

Taylor & Co

Abergavenny

Llangattock Lingoed
Abergavenny, NP7 8RR

Asking Price
£760,000

Llangattock Lingoed

Abergavenny, Monmouthshire NP7 8RR

Beautifully appointed three double bed roomed home situated in an idyllic rural location
Stunning vista over the Monmouthshire countryside, St Cadoc's church and Skirrid Fawr
Contemporary presentation beautifully complemented by high quality furnishings

Four reception rooms | Three shower/bathrooms | Beautiful gardens of almost ½ acre incorporating a sun terrace, paved sitting area, lawn and vegetable plot
Extensive parking facilities and double garage | Good road links to Abergavenny, Monmouth & Hereford
Walking distance to village pub/restaurant and post office

Perfectly positioned in an idyllic rural setting with views across a truly delightful garden towards St Cadoc's Church and the Skirrid Fawr, is this beautiful three double bed roomed country home which offers a flexible layout that will appeal to a wide range of buyers including those seeking a home office/hobbies space however the configuration could easily be utilised as two additional bedrooms. The property is beautifully presented with high quality fittings including 'Karndean' flooring throughout the ground floor hallways, dining room, utility area and bathroom, a quality fitted kitchen with 'Corian' worktops and underfloor heating plus high efficiency aluminium radiators coupled with triple glazed windows to most of the rooms and for convenience there is a shower room on the ground floor plus an en Suite and family bathroom to the first floor. There is a stunning sitting room with stone fireplace and LP gas fire as well as dual aspect windows and French door opening to the sun terrace in addition to a large integral garage accessed from the house. The property stands in almost half an acre of mature garden with sweeping driveway and beautiful flower/shrub beds.

SITUATION | The property enjoys an enviable location within the small parish of Llangattock Lingoed being set amidst some of North Monmouthshire's most beautiful countryside just a short distance from the Bannau Brycheiniog National Park and enjoying views towards the Skirrid Fawr. The parish is renowned for its 14th Century Medieval church of St Cadoc and the the Hunters Moon country restaurant.

A school bus service operates in the wider area and connects the surrounding villages with both the local primary school at Cross Ash and further afield to the schools of Monmouth and Abergavenny in both the state and private sector. The area is also renowned for its outdoor pursuits including hill walking along the famous Offa's Dyke

pathway and the Three Castles Walk both of which traverse through the parish, pony trekking, and of course, cycling along the national cycle route.

For more comprehensive shopping and leisure facilities, Abergavenny and Monmouth are both easily accessible by car (approximately 10 minutes to Abergavenny and 20 minutes to Monmouth) and boast many high street shops and local boutiques as well as frequented restaurants, bistros, and cafes.

Abergavenny railway station provides services to central London and Bristol via Newport as well as Cardiff, Manchester, and west Wales. Good road links provide access to the M4 and M5 motorways and the "A" route network, giving access to Ross, Hereford, Newport, Cardiff and West Wales as well as Bristol, London, and the Midlands.

ACCOMMODATION

Open storm porch with stone/timber pillars to the front.

RECEPTION HALL | (20'9" x 9'9") Entered from the front via an oak door with double glazed insert, triple glazed window to the front, oak staircase with half landing to the first floor, Karndean flooring, dual zone wall mounted central heating thermostat, utility area with space and plumbing for washing machine and tumble dryer, space for fridge and freezer, triple glazed window with front aspect, door to staircase leading to lower ground floor.

STUDY | (12'3" x 9'10") A versatile, light and airy room that could comfortably be used as fourth bedroom if required with triple glazed dual aspect windows enjoying outlooks across surrounding farmland, fitted vertical blinds to the windows, high efficiency aluminium radiator, coved ceiling.

SITTING ROOM | (19'4" x 16') A beautiful room with feature ceiling and triple aspect windows and doors, all fitted with triple glazed sealed units and enjoying views over the garden and surrounding farmland, attractive corner fireplace with stone surround and raised tiled hearth fitted with a modern remote controlled log effect LP gas fire, two high efficiency aluminium radiators.

DINING ROOM | (12'1" x 10'4") With Karndean flooring throughout, serving hatch to the kitchen, triple glazed window with outlook across the rear garden, high efficiency aluminium radiator, step down to the Sitting Room.

KITCHEN | (13' x 12') Attractively fitted with a range of modern floor and wall units incorporating drawers and cupboards with complimentary Corian worktops, moulded integrated sink and drainer with mixer tap, space and plumbing for dishwasher, portable island unit, tiled floor with electric under floor heating, space for slot in electric range style cooker with contrasting splashback and stainless steel cooker hood over, serving hatch to the dining room, triple glazed window to the side, triple glazed French doors opening to the rear sun terrace.

SIDE HALL | (6'4" x 3'6") Access door from the reception hall and with matching Karndean flooring, coat hooks, high efficiency aluminium radiator, oak entrance door to the side.

SHOWER ROOM | (6'3" x 5'8") Fitted with a modern suite in white with chrome fittings and comprising a corner step in cubicle with thermostatic shower unit and rainfall shower head, close coupled toilet, pedestal wash hand basin with mixer tap, vertical radiator/towel rail, frosted triple glazed window to the front, tiled floor, partly tiled and partly waterproof panelled walls.

LOWER GROUND FLOOR

INNER HALL | (7'8" x 6'6") Staircase from the Ground Floor with storage area below, freestanding oil-fired central heating boiler, suspended ceiling with inset light, door to office and garage.

OFFICE | (15' x 9'7") An extremely versatile room eminently useful as a workroom or even an additional bedroom, laminate flooring, triple glazed window to the side, radiator with thermostat.

GARAGE | (26'8 x 19'6" maximum) A large integral garage with workshop area to the rear and entered from the side driveway via a remote electrically operated roller shutter door, fitted storage shelving, single glazed window to the side.

FIRST FLOOR

LANDING | (16' x 10'3") An extremely light and airy space which incorporates the oak staircase from the ground floor with matching carved oak balustrade, double glazed Velux roof window with remote opening, triple glazed window enjoying a rear aspect, high efficiency aluminium radiator, built in storage cupboard, wall mounted dual zone central heating thermostat.

MASTER BEDROOM | (14'3" x 11'9" max) Including an extensive range of fitted furniture along one wall, triple glazed window enjoying a rear aspect over the garden with distant countryside views beyond, high efficiency aluminium radiator, door to :-

EN SUITE | (9'4" x 3'11") Neatly fitted with a modern suite in white with chrome fittings and comprising a walk in shower with chrome thermostatic shower unit including rainfall and flexi hose shower heads, close coupled toilet with concealed push button dual flush cistern, vanity unit with moulded sink and storage cupboards, chrome electrically heated radiator/towel rail, frosted double glazed window to the side, tiled floor, inset ceiling downlighters, wall mounted extractor fan.

BEDROOM TWO | (15'11" x 10') Triple glazed window enjoying a side aspect with views over farmland, high efficiency aluminium radiator, built in cupboards to the eaves space.

BEDROOM THREE | (13' x 8'11") Dual aspect triple glazed windows enjoying the surrounding views, high efficiency aluminium radiator, wall hung wash hand basin with mixer tap and mirror splashback.

FAMILY BATHROOM | (13' x 5'11") Attractively fitted with a modern traditionally styled suite in white with chrome fittings and comprising a Bette enamelled steel bath with mixer tap and flexi hose shower head attachment, wall mounted vanity unit with integrated sink and mixer tap with back light wall mirror over, wall hung toilet with concealed push button dual flush cistern, corner step in shower cubicle with thermostatic shower unit, rainfall and flexi hose shower heads, Karndean flooring, large walk in linen cupboard, high efficiency aluminium radiator, frosted triple glazed window with fitted vertical blind, partly tiled and partly waterproof panelled walls.

OUTSIDE

The property stands in almost half an acre of mature and well tended gardens and is approached from the Parish lane by a timber gated entrance opening onto a tarmac driveway that sweeps around the north side of the house culminating in a large parking/turning area that adjoins the garage. A fenced/hedge border adjoins the Parish lane behind which a large area of lawn provides privacy from the road. Adjoining the front of the house is a natural stone paved pathway surrounded by mature flower and shrub beds and a modern plastic 1200 litre oil tank is nicely concealed by shrubs at the top end of the garden. The principle area of garden is to the rear and from the house opens onto a broad sun terrace with electrically operated Sun Awning and steps leading down to an enclosed patio from which steps leads down to a paved pathway with lean-to aluminium framed greenhouse adjoining the rear and from here opens onto a large lawn and separate vegetable/kitchen garden with two garden storage sheds.

GENERAL

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

Services | Mains electricity, mains water, oil central heating, LP gas for fire, septic tank drainage.

Council Tax | Band G (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales
See <https://flood-risk-maps.naturalresources.wales/>.

Covenants | The property is registered with HMLR, Title Number WA488131. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See: <https://www.beacons-mpa.gov.uk/planning/applications/applications-online/>

Broadband | Voneus Superfast wireless broadband currently used by the sellers. Standard broadband also available. See <https://www.openreach.com/fibre-checker>

Mobile network | No mobile signal
See <https://checker.ofcom.org.uk/>

Location Finder | What3words: pushing.scariest.torches

Viewing Strictly by appointment with the Agents
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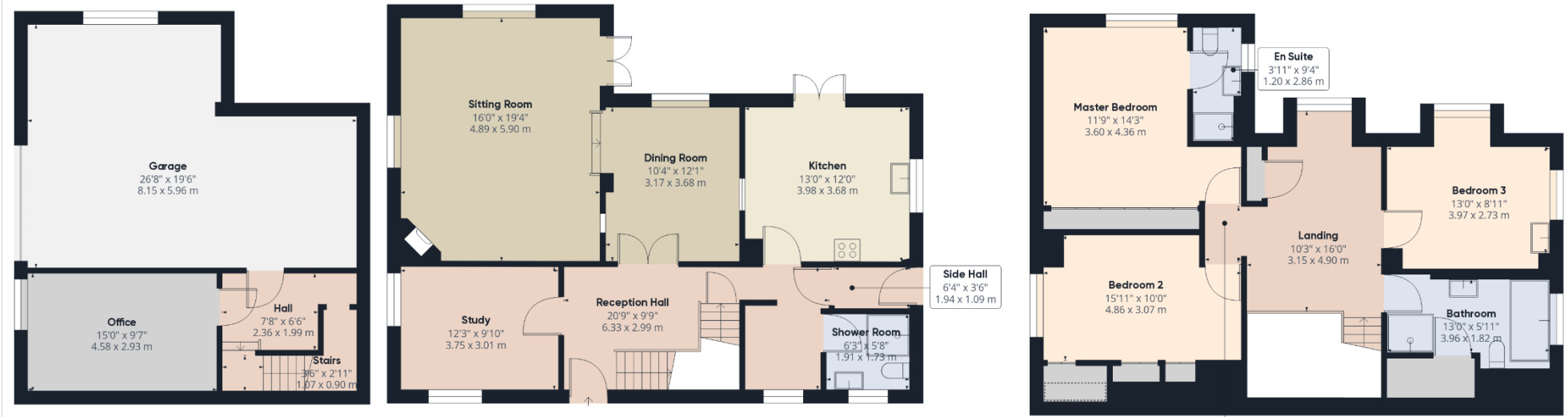
Reference AB342











Approximate total area⁽¹⁾

2532.44 ft²
 235.27 m²

Reduced headroom

7.03 ft²
 0.65 m²

(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.

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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.