



Estate Agents

Taylor & Co

Abergavenny

Llanwenarth  
Abergavenny NP7 7EL

Asking Price  
£394,950

# Llanwenarth

Redbarn Farm, Abergavenny, Monmouthshire NP7 7EL

An impressive barn conversion in a favoured courtyard setting in semi-rural Llanwenarth, on the periphery of Abergavenny  
Tasteful interior design with oak joinery, latched doors with iron door furniture and Mandarin Stone tiling with underfloor heating

Open plan lounge / kitchen / breakfast room with granite work tops and integrated appliances | Exposed beams

Two double en-suite bedrooms served by an en-suite bathroom and a shower room, in addition to a cloakroom on the ground floor

West facing courtyard garden | Off road parking & electric car charging point | Option to purchase with all furniture included

This handsome two double bedroomed barn conversion sits in a courtyard setting on the outer fringe of the Monmouthshire market town of Abergavenny which is just 1 mile away. Ideally placed in a small and exclusive development of other attractive barns, the original Grade II Listed farmhouse is preserved nearby, with the division between town and country quietly blurred by the river and countryside walks which are aplenty and right on the doorstep of this beautiful home.

This tastefully presented residence is arranged over two floors. The heritage of the barn has been sympathetically conserved and restored, augmented by a contrasting blend of the original stone exterior and wood framed double glazed windows and glazed French doors; complemented by an interior displaying Mandarin Stone tiling, exposed ceiling beams and oak joinery, plus latched doors fitted with iron door furniture.

On the ground floor, the barn is entered via a hallway which leads into an open-plan lounge/kitchen/breakfast room with Mandarin Stone flooring with underfloor heating throughout. This space has a westerly aspect and looks over a courtyard garden through

broad French doors and windows. The stylish kitchen is fitted with integrated appliances and granite worktops looking over the lounge area which has a feature oak staircase leading to the first floor. The two double bedrooms both enjoy en-suite bath or shower facilities in addition to a cloakroom on the ground floor.

The barn is offered for sale with the option to purchase with all the furniture included.

**SITUATION** | Llanwenarth is a favoured countryside location on the periphery of Abergavenny, approximately one mile from the bustling high street which offers a comprehensive range of shopping and leisure facilities including a wide selection of individual boutique style shops, complemented by high street names and highly renowned cafes and restaurants. Culturally important; local events of national and international significance include the Abergavenny food festival, the Green Man music festival and the Hay festival of literature, other regular events take place throughout the year (further local information is available at [www.visitabergavenny.co.uk](http://www.visitabergavenny.co.uk).)

Abergavenny boasts a Farmers Market and has its own cinema and leisure centre. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links give easy access to the motorway for Bristol (1hr), Cardiff (1hr), Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham and Brecon.

The highly favoured town of Crickhowell is around 4 miles further distant. Crickhowell is highly regarded amongst the walking community, attracting both walkers and tourists alike. The local area is well served for schools for all ages; Monmouth with its first-class Haberdashers schools is an easy drive of just 25 mins away.

## ACCOMMODATION

**ENTRANCE HALLWAY** | Oak framed glazed entrance door, partly vaulted ceiling, exposed ceiling beams, Mandarin Stone tiled floor with underfloor heating.

**CLOAKROOM** | Lavatory, wash hand basin, extractor fan, Mandarin Stone tiled floor with underfloor heating, latched door.

**From the hallway a latched door opens into the lounge / kitchen comprising:**

**LOUNGE** | Tall double glazed windows to the front aspect overlooking the courtyard, exposed ceiling beams, television ariel point, inset spotlights, oak staircase to the first floor with oak balustrades and newel posts, Mandarin Stone tiled floor with underfloor heating, wood stove. Open to:

**KITCHEN / BREAKFAST ROOM** | This stylish kitchen is fitted with a range of wall and base cabinets in a shaker style finish with complementary iron door furniture, contrasting granite worktops incorporating a breakfast bar with seating area, space for a range style cooker currently housing a Rangemaster with extractor hood above, inset ceramic butler sink with freestanding flexi tap over and carved drainer, space for microwave, integrated appliances include a washing machine and dishwasher, tall fridge and freezer, space for a wine cooler, kitchen cabinet housing a Worcester gas central heating boiler, exposed ceiling beams, Mandarin Stone tiled floor with underfloor heating, inset spotlights and supplementary over counter lighting. A set of oak framed French doors with large windows to both sides open into a Westerly courtyard garden.

## FIRST FLOOR

**LANDING** | Exposed ceiling beams, radiator.

**PRINCIPAL BEDROOM SUITE** | Double glazed window to the front aspect with a view towards the surrounding hillside, exposed ceiling beams, radiator. An oak latched door opens into:

**EN-SUITE BATHROOM** | A contemporary white bathroom suite with a free standing double ended oval shaped bath with wall mounted tap, wash hand basin set into a Mandarin stone vanity plinth, lavatory, Mandarin stone tiled walls and flooring, ladder towel radiator, inset spotlights, extractor fan, Velux window.

**BEDROOM TWO** | Double glazed window to the front aspect with a view towards the Sugar Loaf, exposed ceiling beams, radiator. An oak latched door opens into:

**EN-SUITE SHOWER ROOM** | A modern white suite to include a shower cubicle with thermostatic shower mixer within, wash hand basin, lavatory, ladder towel radiator, exposed ceiling beam, extractor fan, Mandarin stone tiled walls and flooring.

## OUTSIDE

The property is set back from the lane and has space for two medium sized cars to park off road.

**COURTYARD GARDEN** | Enjoying a westerly aspect, this courtyard garden is paved with stone chipped border surrounds with room for a table and chairs. The garden hosts a water feature and is enclosed by stone walling and wrought iron fencing. Electric car charging point.



## GENERAL

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

**Services** | All mains services are connected.

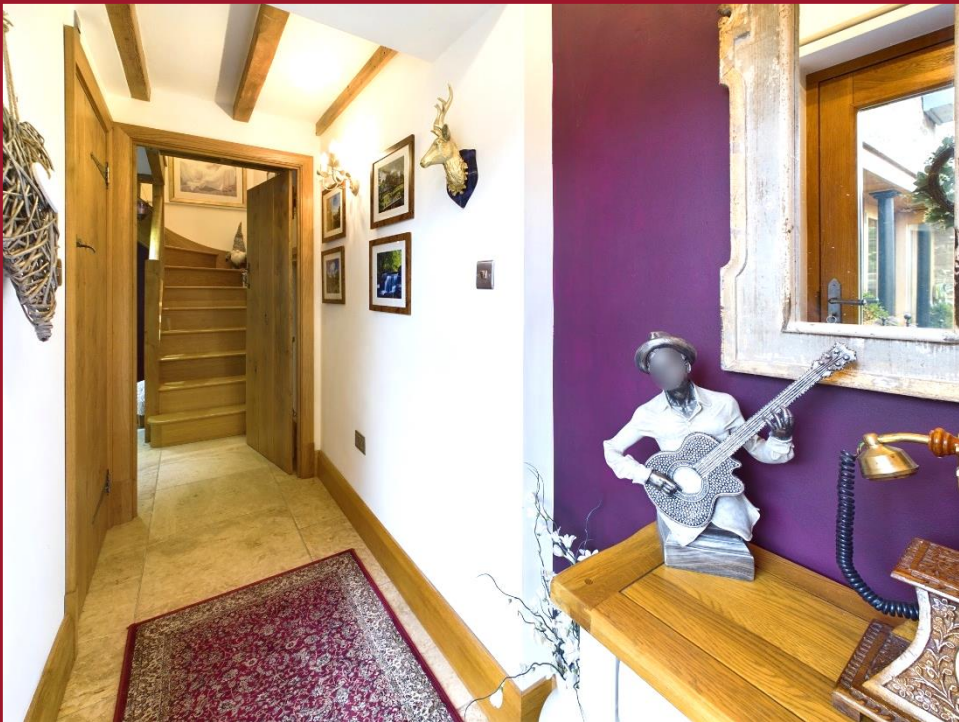
**Council Tax** | Band E  
(Monmouthshire County Council)

**EPC Rating** | Band C

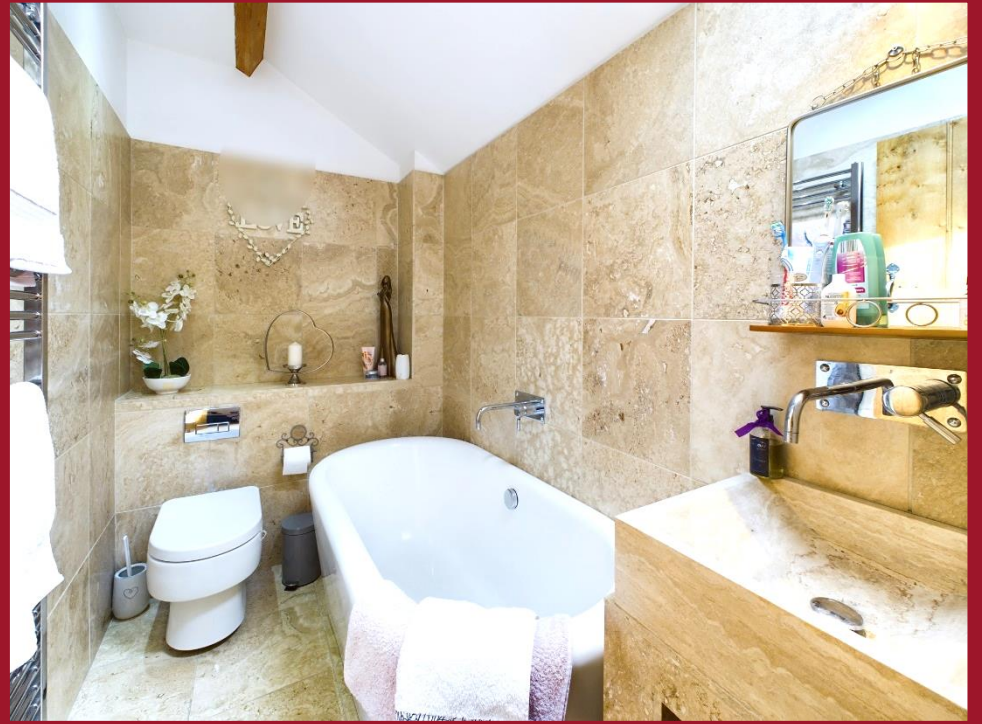
**Viewing Strictly by appointment with the Agents**

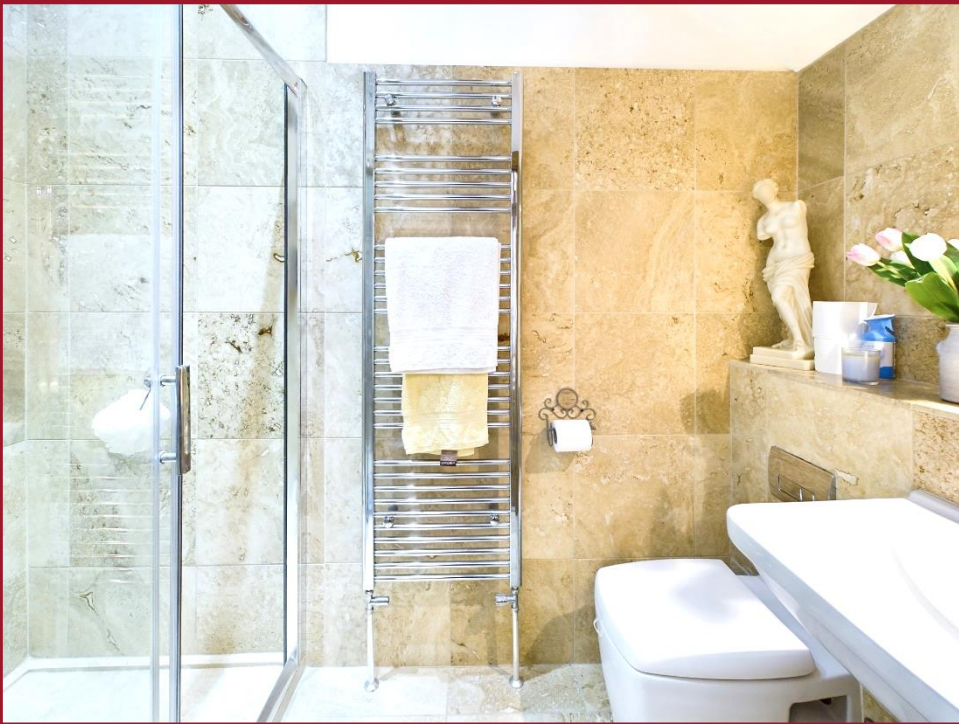
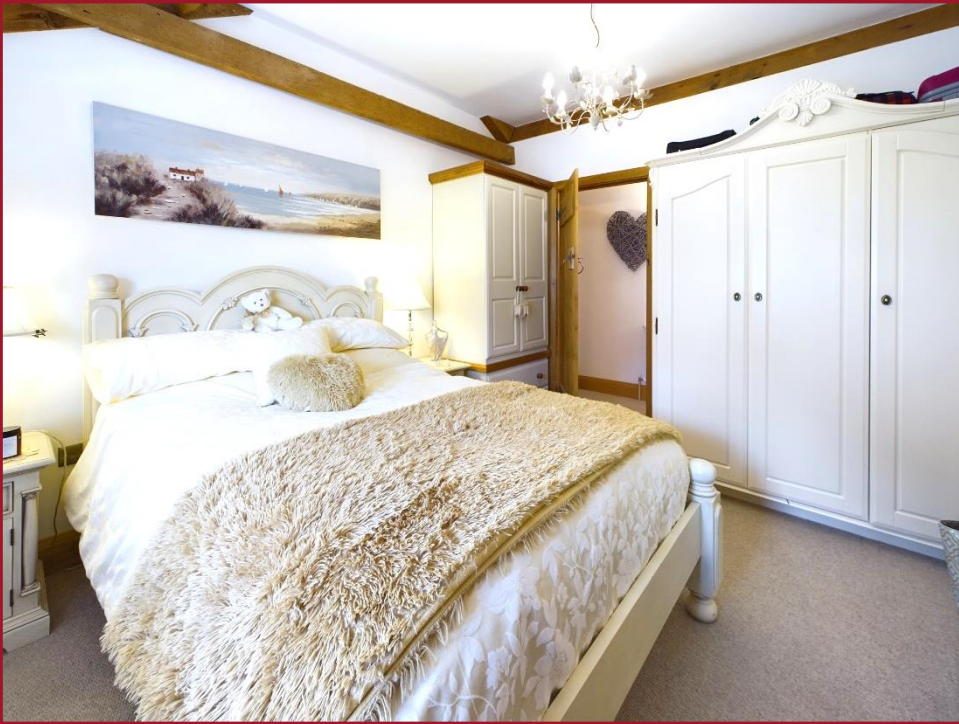
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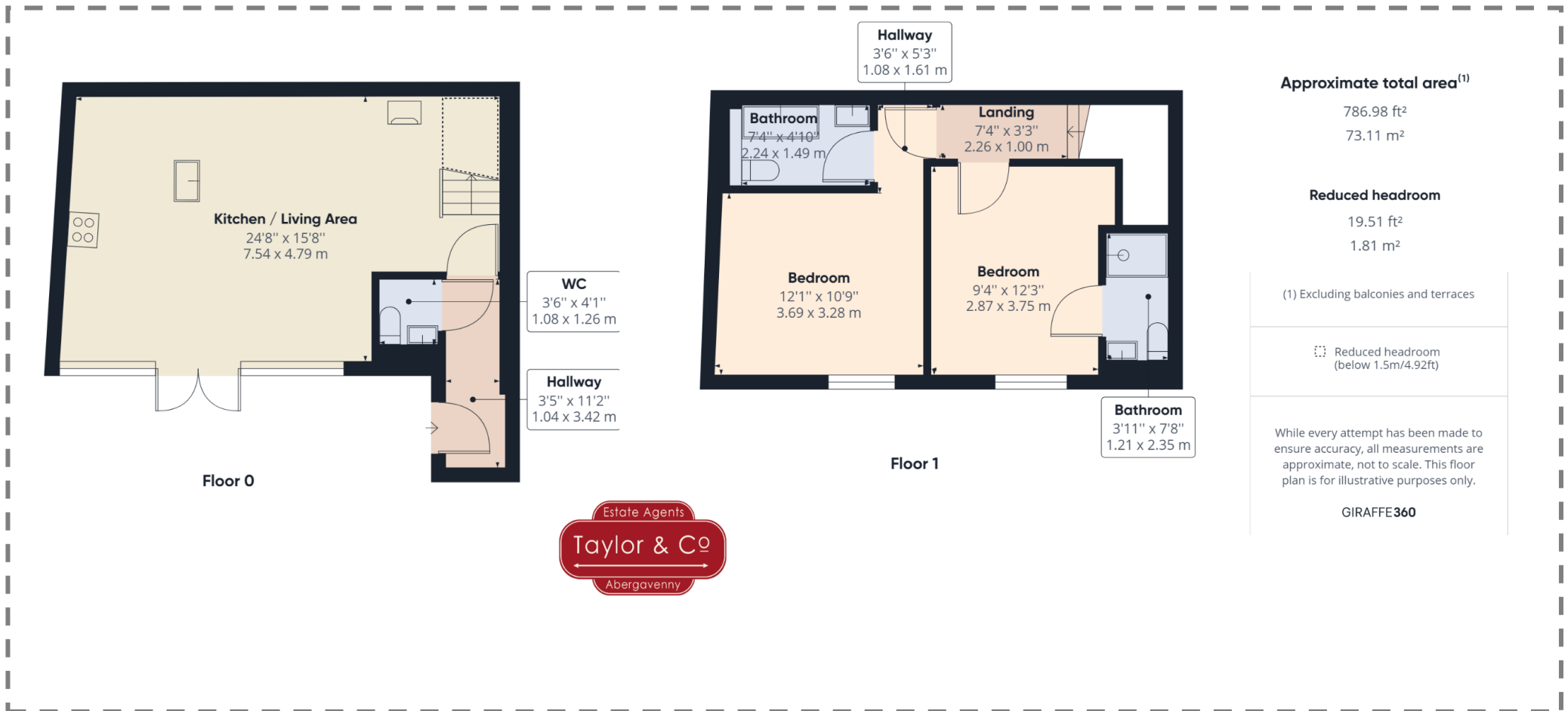
**Reference** AB270











**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.