



Merthyr Road

Abergavenny, Monmouthshire NP7 9PT

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£550,000

# Merthyr Road

Govilon, Abergavenny, Monmouthshire NP7 9PT

Georgian Grade II Listed Gentleman's Residence with origins dating to the 17<sup>th</sup> Century | Substantial period home with well-preserved historical detailing  
Five bedrooms and two bathrooms | Two reception rooms | Large dual aspect open plan kitchen/breakfast/family room  
Central hallway with the original staircase with wide oak treads | Laundry room, cloakroom & boot room | Cellar  
Extensive off road parking | Attached garage, workshop and hay barn | Walking distance to canal & village shop  
Gardens with a southerly aspect and views towards the surrounding mountains | Abergavenny (3 miles) Crickhowell (4 miles)

This Georgian Grade II Listed gentleman's residence with origins from the 17<sup>th</sup> Century is presented with a wealth of period features which sit beautifully alongside its more modern enhancements. Although requiring further finishing, this period family home is substantial in both size and character. Arranged over three floors to include a cellar plus a large attic, this five bedroomed, two bathroom family home has two reception rooms, a spacious yet comfortable dual aspect kitchen / breakfast / family room spanning the width of the property, and a range of ancillary rooms to aid the domesticity requirements of the house. This detached home is centrally placed in a favoured village and enjoys an outlook over its southerly garden towards the mountains which surround the market town of Abergavenny which lies just 3 miles down the road.

The property is believed to have been the home of John Harries, the proprietor of Govilon Forge and Cadw indicates that the house was noted for its links to the local iron industry. Double fronted, this home is entered through a central hallway which displays the original staircase with wide oak treads and an impressive stone flagged floor. The hallway is flanked to either side by two reception rooms both of which have shuttered sash windows and fireplaces with fitted furniture to the chimney breast recesses. At the rear of the house, a generously sized dual aspect kitchen / breakfast / family room makes a great entertaining space for at home dining or meeting and socialising with family and friends. As you'd expect from a great social room, there is direct access to the inner workings of the house with a door leading to a laundry, cloaks and boot room.

Upstairs, there are three rooms to the front of the house with wonderful views to the Sugar Loaf, and two rooms

to the rear. Four of the bedrooms are served by a modern white bathroom suite with his n hers wash basins, whilst one of the bedrooms has a shower room and the principal room has a door to a room which could be adapted into a bathroom if so desired. A staircase leads from this floor to an attic space which given the footprint of the house is sizeable in scope and offers the potential for conversion if additional accommodation is needed, subject to the required consent.

Outside, a sweeping driveway at the rear of the house provides off road parking for several vehicles and leads to an attached garage which we understand were the former stables to the house. In addition, there is a detached workshop measuring 22'1 x 14'10 and a two storey open bay hayloft which lends itself to conversion to accommodation to suit, again subject to the required consent.

**SITUATION** | Govilon is a thriving community situated just over two miles from the historic market town of Abergavenny. Local facilities in the village include a public house, village shop, garage, a church and, of course, the Canal Wharf.

The area is well known for outdoor and leisure pursuits including hill walking, pony trekking, kayaking and hang gliding from the top of the Bloreng Mountain. The Monmouthshire to Brecon Canal is close-by as is a well-used path into Abergavenny, frequented by dog walkers, runners and those taking an active stroll into town.

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 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** | Large six-panel entrance door with three pane overlight above, original staircase with turned newel posts, straight balusters and broad oak treads, stone flagged floor, understairs cupboard. Twin panelled doors flank either side of the hallway and open into:

**LIVING ROOM** | Twenty-pane shuttered sash window to the front aspect with a view towards the Sugar Loaf, cornice ceiling, picture rail, marble fireplace with cast iron grate and fitted panelled cupboards to either side of the chimney breast.

**DINING ROOM** | Twenty-pane shuttered sash window to the front aspect, painted wood fireplace with cupboard to the chimney breast recess, cornice ceiling, exposed floorboards.

**From the dining room, a door opens into a large dual aspect Kitchen / Breakfast / Family Room with a stone flagged floor throughout and exposed ceiling beams comprising:**



**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range of painted cabinets with cupped door furniture and marble worktops over with matching upstands inset composite sink unit, space for range style cooker, space for American style fridge / freezer, casement window to the side aspect, double glazed windows to the rear aspect with oak lintels over.

**FAMILY ROOM** | Fireplace on a slate hearth housing a Lotus stove with wood store beneath, wall light points, painted stone walling, door to entrance hall.

**From this room, a door opens to a staircase leading to:**

**CELLAR** | Painted stone walling, exposed ceiling timbers, radiator and electric. The cellar is used as a children's den by the owners but could equally serve as a wine store.

**Steps from the kitchen open into a rear lobby with door to courtyard garden and provide access to ancillary rooms including:**

**LAUNDRY ROOM** | Fitted with utility cabinets with worktop over, inset sink unit, space for washing machine and tumble dryer, space for dishwasher, space for full height fridge / freezer, two double glazed windows overlooking the garden, cupboard housing boiler and hot water cylinder, wall mounted consumer unit, tiled floor.

**CLOAKROOM** | Lavatory, wash hand basin, partly tiled walls, tiled floor.

**SIDE PORCH / BOOT ROOM** | Windows to the side overlooking the garden with a view towards The Bloreng, tiled floor, water tap, door to garden.

#### **FIRST FLOOR**

**BUTTERFLY LANDING** | Staircase to the attic.

**PRINCIPAL BEDROOM** | Twelve pane sash window to the front aspect affording a distant view towards the Sugar Loaf, exposed ceiling beam, ceiling spotlights, fireplace

with painted surround and cast-iron grate, painted floorboards. Door to dressing room offering potential to create an en-suite bathroom with sash style window to the side aspect, ladder towel radiator.

**BEDROOM TWO** | Twelve pane sash window to the front aspect with a view towards the Sugar Loaf, fireplace with painted surround and cast-iron grate, painted floorboards.

**BEDROOM THREE** | Double glazed window to the rear aspect, radiator.

**BEDROOM FOUR / GUEST ROOM** | Double glazed window to the rear aspect. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a modern white suite to include a shower cubicle and a wash basin set in vanity unit, tiled walls, exposed ceiling beam, ladder towel radiator, tiled floor.

**BEDROOM FIVE** | Twelve pane sash window to the front aspect with a view towards the Sugar Loaf.

**FAMILY BATHROOM** | Fitted with a contemporary white suite to include a panelled bath with overhead shower, his 'n' hers pedestal wash basins, lavatory, ladder towel radiator, sash window, tiled floor.

#### **OUTSIDE**

**FRONT** | The property is set back from the road and is approached via a garden forecourt which is wall enclosed with entrance pillars to either side and deep stone chipped flowerbeds running the width of the property frontage. Gated access to the rear of the property.

**COURTYARD GARDEN** | A door from the rear hall opens into a sheltered courtyard with seating space and gate to the street.

**SOUTH FACING REAR GARDEN** | Enjoying a southerly aspect, the gardens lie to the side of the property and are of a good size afford mountain views towards the Bloreng, the Skirid Fawr and the Sugar Loaf.

A sweeping driveway with off street parking for several vehicles leads to:

**ATTACHED GARAGE** | Pitched sheeted roof, double vehicular doors.

**DETACHED WORKSHOP** | Timber framed with pitched sheeted roof and sheeted walls.

**TWO STOREY OPEN BAY HAY LOFT** | Part stone walls, pitched sheeted roof.

#### **GENERAL**

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

**Services** | Mains gas, electric, water and drainage are connected to the property.

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

**EPC Rating** | Band E

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM368140. There are no 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. Refer to Monmouthshire Planning.

**Broadband** | standard, superfast and ultrafast available. Refer to Ofcom.

**Mobile network** | 02, EE, Vodafone limited indoor coverage. Refer to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

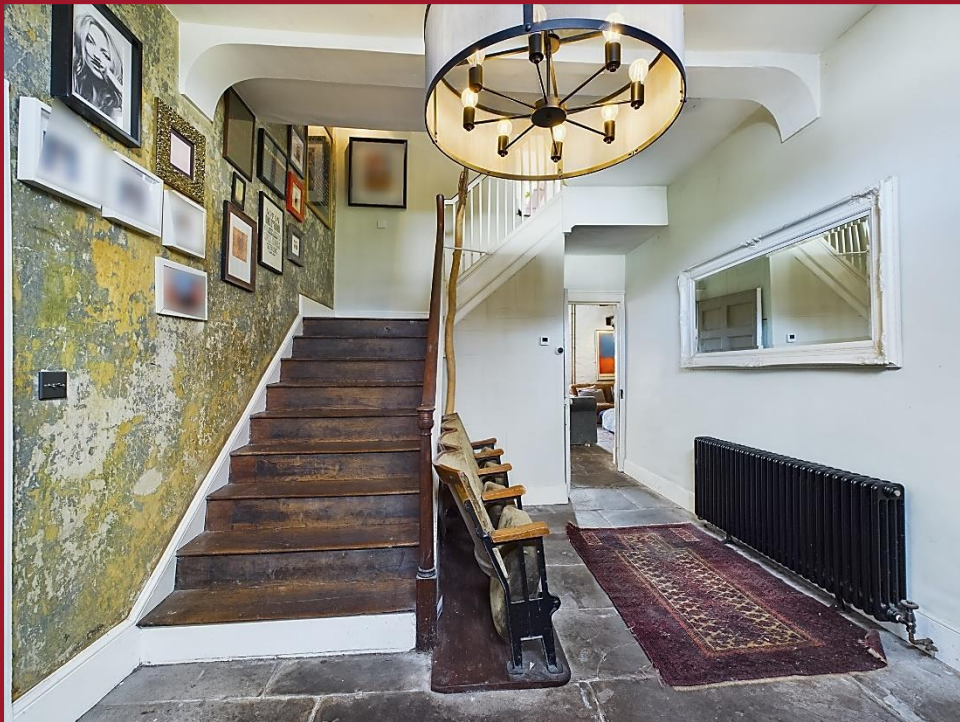
**E** abergavenny@taylorandcoproperty.co.uk

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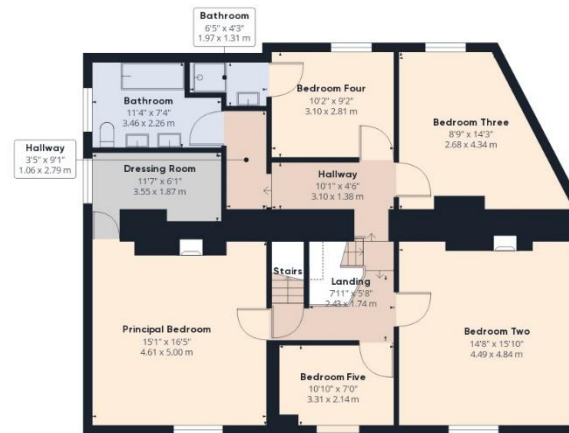




# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor -1 Building 1

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

3113.59 ft<sup>2</sup>  
289.26 m<sup>2</sup>

## Reduced headroom

75.3 ft<sup>2</sup>  
7 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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.