



Estate Agents

Taylor & Co

Abergavenny

Cwrt Mihangel

Llanvihangel Crucorney NP7 8DX

Asking Price
£730,000

Cwrt Mihangel

Llanvihangel Crucorney, Abergavenny, Monmouthshire NP7 8DX



Luxury stone fronted four bedroomed family residence in a courtyard development of other similar exclusively styled, individual homes
Designed to a high specification with quality components and fuelled by renewable energy sources (B+ energy efficiency rating)
Open plan styled interconnecting kitchen / dining / living spaces | Quality specification kitchen with AEG integrated appliances
Utility / boot room & cloakroom | Study with high speed broadband | Fully insulated garden room | Detached garage & off road parking
Principal bedroom with stunning en-suite | Three further double bedrooms, second en-suite & four piece bathroom suite | Security system

Affectionately known as the Tower House, this luxury, stone fronted family residence sits in a small development of exclusively styled individual homes in the heart of the medieval village of Llanvihangel Crucorney, Abergavenny, on the eastern edge of the Bannau Brycheiniog – Brecon Beacons – National Park. Completed in 2018 and occupying a plot of about 700 sqm, this contemporary four bedroomed home has been designed and constructed by the owners using local and high specification components to create an impressive, versatile and energy efficient property, whilst perfectly harmonising this extraordinary home with the historical beauty and rich landscape in the surrounding environment.

Internally, this exclusive residence has an excellent decorative finish with oak flooring and joinery on the ground floor and Little Green paint application to the walls. Entered through double solid wood entrance doors with artisan ironmongery, this modern home has a large and inviting open plan styled kitchen / living / dining space with a clever design separation making it feel open yet distinct in the different areas. The reception rooms are both dual aspect and feature 2.7m patio doors opening onto a wide sun terrace with a wisteria clad loggia providing shade and sanctuary from the sun over the attractive, landscaped garden. The kitchen has a quality specification with a range of AEG integrated appliances and quartz work surfaces. A study, utility / boot room, and a cloakroom complete the ground floor.

A feature oak staircase leads to the upper floors and four double bedrooms. The principal bedroom on the first floor has a stunning en-suite, whilst the two further bedrooms on this floor are served by a sumptuous four piece bathroom suite with a walk-in shower and an oval bath. On the upper floor, the tower bedroom also enjoys en-suite facilities, making this a great guest or teenage bedroom.

Outside, electronic gates with remote control access open onto a large courtyard with extensive parking facilities and a detached garage. For those seeking an external entertaining space, there is a fully insulated garden room fitted with electric and heating making this a great choice for all sorts of uses plus as a home office too.

This home was constructed with energy efficiency in mind. The property has highly insulated floors/walls/roof spaces and double glazed aluminium framed windows for low maintenance and exceptionally low energy consumption (EPC90 B+ rating). The property is fuelled by renewable energy systems through an air source heat pump and solar panels fitted to a south facing roof. Heating is supplied underfloor throughout the ground floor with radiators to the upper floors. This home is offered to the market chain-free and with the benefit of the remaining 10 year builder's guarantee in place until November 2028. The property is also fitted with an electronically operated security system.

SITUATION | The village of Llanvihangel Crucorney is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated adjacent to the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 5 minutes away with easy and hourly connections to Newport, Cardiff, London and beyond. The historically renowned Skirrid Mountain Inn, being the oldest and reputedly the most haunted Inn in Wales, is close-by the house, as are the local Church, the local Shop and Garage. There are also several award-winning restaurants in the area. The extensive and splendid mountain ranges and Offas Dyke which are all situated close by serve to attract thousands of tourists, walkers and cyclists to the village and surrounding areas. The market town of Abergavenny is 5 miles away, Hay-on-Wye, 12 miles and Hereford City 18 miles. There are two superb golf courses within 5 miles and the Celtic Manor

Resort (2010 Ryder Cup venue) is just a 30 minute drive away.

Abergavenny is famously known as being the Gateway to Wales. Enjoying a landscape rich in beauty and history, the town boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre and leisure centre, plus several restaurants for evening entertainment. The area is well served by schools for all ages in both the private and state sector with popular fee paying choices being Monmouth Haberdashers, Hereford Cathedral and slightly further afield, Rougemont.

ACCOMMODATION

ENTRANCE HALLWAY | A welcoming hallway with a great feeling of space and light enhanced by its high vaulted ceiling, double solid wood entrance doors with ornate artisan ironmongery and double glazed window to the side, porcelain tiled floor with underfloor heating, feature oak staircase complemented by substantial oak newel posts and solid steel balustrades to the upper floors.

GROUND FLOOR CLOAKROOM | Lavatory, circular wash hand basin set in vanity cabinet, porcelain tiled floor with underfloor heating.

DUAL ASPECT STUDY | Double glazed windows to the front and side aspects, fitted with high speed broadband, oak flooring with underfloor heating.

OPEN PLAN INTERCONNECTING KITCHEN / DINING / LIVING ROOM COMPRISING:

KITCHEN | The kitchen is fitted with a comprehensive range of quality specification cabinets with copper door furniture including glazed display cabinets, a large walk in pantry, walnut surface double level island with breakfast seating area and curved under island cupboards, quartz worktops with inset sink and carved draining board and copper tiled splashbacks complementing the door furniture, AEG integrated appliances include a fridge/freezer, combination micro-oven and dishwasher, Inset four ring hob with extractor hood above and fan assisted oven below, twin double glazed windows to the side aspect, porcelain tiled floor with underfloor heating. A glazed balustrade with oak frame provides a seamless outlook over:

OPEN PLAN LIVING / DINING ROOM with each room having Panoramic (2.7m) high patio doors to the rear elevation opening into the garden and a large sun terrace.

DUAL ASPECT LIVING ROOM | In addition to the patio doors with windows to either side, this room has a further window to the side aspect, cove LED lighting creating a subtle lighting effect throughout the room, wood stove on a slate hearth, oak flooring with underfloor heating.

DUAL ASPECT DINING ROOM | An abundance of light filters through this space from a contemporary roof lantern above and a double glazed window to the side aspect supplemented by the wide patio doors opening into the garden, oak flooring with underfloor heating, ceiling spotlights.

From the kitchen, a door opens to:

UTILITY / BOOT ROOM | Fitted with cabinets with worktop over and inset sink unit, wall mounted consumer unit, space for washing machine and dryer, door to garden, utility cupboard housing water cylinder, porcelain tiled floor.

FIRST FLOOR

LANDING | Ceiling spotlights, double glazed window to the stairwell.

DUAL ASPECT PRINCIPAL BEDROOM | Double glazed window to the rear aspect overlooking the garden, glazed door opening onto an enclosed balcony.

EN-SUITE SHOWER ROOM | Fitted with a stunning en-suite to include a shower enclosure with a thermostatic shower mixer and supplementary handheld shower attachment, wash hand basin on a slate plinth, lavatory, ceiling spotlights, tiled walls and floor, ladder towel radiator.

BEDROOM THREE | Double glazed window to the front aspect, fitted wardrobes.

BEDROOM FOUR | Double glazed window to the rear aspect.

LARGE FOUR PIECE FAMILY BATHROOM | Fitted with a luxury high-spec suite to include a free-standing oval bath with central mixer tap plus handheld shower attachment, lavatory, wash hand basin, walk in shower cubicle with glass shower screen and thermostatic shower mixer plus hand held shower unit, frosted double glazed window, partly tiled walls, ceiling spotlights, ladder towel radiator.

A circular staircase with oak treads and a double glazed window in the stairwell leads to a Tower bedroom with an ensuite, making this an ideal guest or teenage bedroom.

SECOND FLOOR

TOWER BEDROOM SUITE | Double glazed window to the rear aspect, ceiling spotlights, radiator, loft access. Door to:

EN-SUITE SHOWER ROOM | Shower cubicle with thermostatic shower mixer and a supplementary handheld shower attachment, lavatory, wash hand basin on plinth, frosted double glazed window, ceiling spotlights, extractor fan, tiled floor.

OUTSIDE

ENTRANCE | The property is approached over a private driveway leading to electronic and intercom operated entrance gates opening onto an extensive courtyard with parking for 4 to 5 vehicles. The courtyard provides access to the side and rear of the property and to:

DETACHED GARAGE | Double vehicular doors, power and lighting, pedestrian door and window to rear.

GARDENS | The landscaped gardens wrap around the property and feature a large and attractive Wisteria clad veranda with riven sun terrace spanning the back of the house and providing an excellent seating spot from which

to admire the garden and orchard area. The garden is predominantly lawned with a stone chipped pathway leading to a seating area surrounded by fruit trees. From the terrace, a step leads to:

GARDEN ROOM / HOME OFFICE | A great addition to this home, the garden room is fully insulated and double glazed with a GRP roof, electric, power and heating. This space would be suitable for a variety of purposes to meet individual preferences.

GENERAL

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

Services | Mains electric, water and drainage are connected to the property. The foul drainage is connected to the village's gravity sewerage system. The property is served by renewable energy systems via an air source heat pump and solar pv with 3.4kw 16 panels fitted to the south facing roof, underfloor heating throughout the ground floor.

Council Tax | Band D (Monmouthshire County Council)

EPC Rating | Band B (SAP) Actual EPC 90 Level B+.

Flood Risk | No 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 CYM803739. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may adversely affect this property. The vendor owns a building plot in this development which has planning consent for the construction of a three bedroomed house. Refer to Brecon Beacons National Park planning department for further information.

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | 02, EE, Vodafone indoor coverage, limited Three coverage. See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents:

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Reference AB396







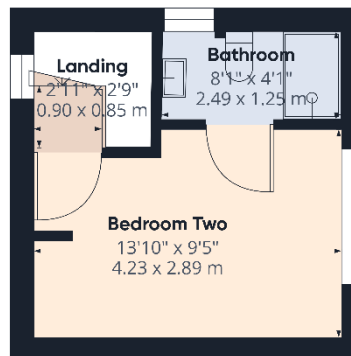
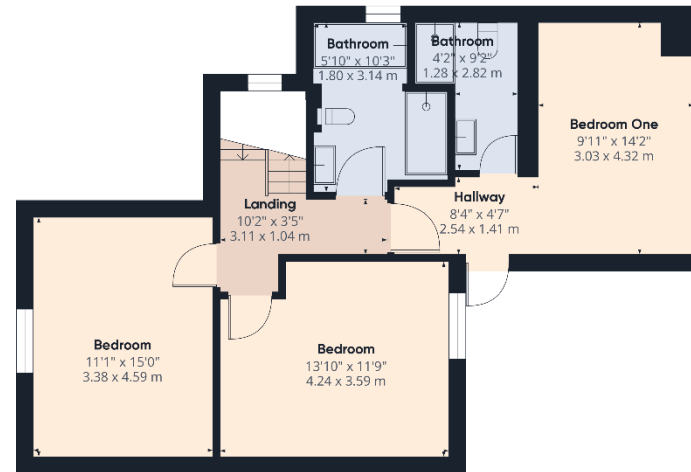
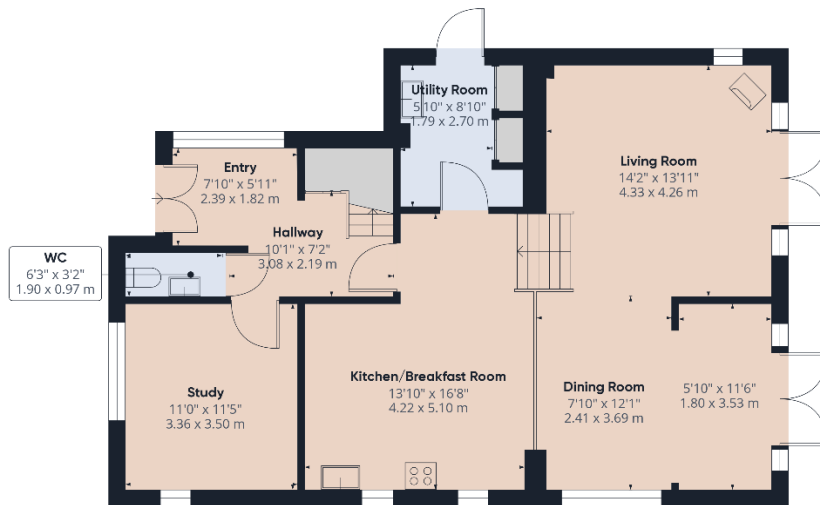


Floorplan

Estate Agents

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Abergavenny



Approximate total area⁽¹⁾

2128.11 ft²

197.71 m²

Reduced headroom

11.95 ft²

0.1 m²

(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.

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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.