



Llantilio Crosseny  
Abergavenny NP7 8SU

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£750,000



# Llantilio Crosseny

## Abergavenny, Monmouthshire NP7 8SU

An extended four bedroomed detached family home sitting in glorious gardens of circa 0.95 of an acre | Two dual aspect reception rooms, sunroom & snug  
Favoured Monmouthshire village betwixt Abergavenny, Raglan and Monmouth | Energy efficient home with solar panels and part electric heating  
Generously proportioned with an adaptable configuration suited to multi-generational living | Kitchen / breakfast room & separate utility room  
Principal bedroom suite with dressing room and a contemporary shower room | Spacious four piece bathroom suite serving other bedrooms  
Detached garage & off road parking | Gardens encircle house with sun terraces, specimen trees, a natural woodland with pond & entertainment area

Situated in a favoured village setting betwixt Abergavenny, Monmouth and Raglan, this extended four bedroomed family home offers generously proportioned single storey family sized accommodation with an adaptable configuration perfectly suited to multi-generational family living. Spacious and substantial in size both outside and in, this family residence sits in glorious gardens which encircle the property and extend to about 0.95 of an acre, adjoining fields to two sides. The grounds are a gardener's delight, being well stocked with specimen trees and brimming over with manicured shrubbery and flowerbed borders with sun terraces arranged to capture the changing position of the sun as it moves around the garden. Featuring lawns, a splendid vegetable garden enclosed by hornbeam hedging, a natural woodland area with pond, a children's play area and a campfire seating space, all serve to make this home fascinating in equal measure both indoors and outside.

Its modest frontage belies the size and scope of the property. Entered through a hallway to the side of the bungalow, double doors lead into the reception rooms to one side and to three of the bedrooms and the family bathroom via an internal hallway to the front of the property; whilst a spacious principal bedroom suite at the rear with dressing room and a contemporary shower suite, provides a neat division of the bedroom accommodation should one be required. This home boasts two dual aspect reception rooms, the lounge being of a great size and having a wood stove, plus there is a sunroom overlooking the garden and a snug which could equally be used as a study. The kitchen / breakfast room is fitted with Shaker style units and granite worktops and leads to a utility room with a walk-in pantry which is super for overflow storage. Families who are seeking additional cupboard and storage space for the paraphernalia of modern life will appreciate the external storerooms and fitted cupboards within this

home, in addition to the detached garage and the gazebo in the garden. There is also plenty of off road parking to accompany the garage. For energy efficiency, this home is equipped with a combination of oil fired central heating to the main body of the property, supplemented by electric heating, served by the roof solar panels which have an inverter and a battery pack and provide an income to the owner.

**SITUATION** | Llantilio Crosseny is a small rural village betwixt Abergavenny, Monmouth and Raglan. The region is renowned for its outdoor activities and is popular amongst the walking community with the Offa's Dyke pathway passing through the village. For evening entertainment, there are several public houses nearby including The Hogs Head (in the village), The Halfway in Tal Y Coed, and the Red Hart in Llanvapley. Llanvapley is about 2 miles away and has a village cricket pavilion hosting weekly events such as fish & chip suppers, film nights, coffee mornings and traditional games evenings. Llantilio Crosseny has its own church, St Teilo's, which is steeped in history with origins in the Middle Ages.

The larger market towns of Abergavenny (approximately 6 miles) Monmouth (just 9 miles to the north) and Raglan (about 6 miles) are accessible by car. Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week and a highly regarded world famous annual Food Festival. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. The railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange provide access to the motorway network for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran, and

Cardiff. The greater area is well served by schools for all ages in both the state and private sector. The nearest primary schools can be found in Cross Ash, Raglan and Abergavenny with secondary schooling in both Abergavenny and Monmouth, including the highly favoured Haberdashers' Schools for girls and boys in Monmouth.

### ACCOMMODATION

**ENTRANCE HALLWAY** | Double glazed entrance door with leaded lights inset, coved ceiling, tiled floor, electric radiator. A set of glazed panelled doors opens into:

**DUAL ASPECT DINING ROOM** | Double glazed window to the front and side aspects, coved ceiling, wood style flooring, radiator. A panelled door opens into:

**KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range of shaker style cabinets incorporate corner storage cupboards, chrome door furniture complemented by contrasting granite worktops with matching upstands, inset ceramic sink unit and carved draining board, space for Rangemaster cooker (fuelled by calor gas) with extractor hood above, over counter storage cupboards, twin double glazed windows overlooking the garden, coved ceiling, tiled floor, electric radiator, door to hallway and to an adjoining utility room.

**UTILITY ROOM** | Fitted with matching kitchen units with granite worktops over, inset ceramic sink unit, space for dishwasher and washing machine, double glazed windows to the garden, tiled floor, **walk-in pantry**, wall mounted consumer unit, solar panel control, door to the garden and a rear lobby giving access to useful external storerooms.

From the dining room, an archway opens into:

**SNUG** | Double glazed French doors opening into the garden, coved ceiling, tiled floor, radiator. A door opens into:

**DUAL ASPECT LOUNGE** | Two double glazed windows to the front and side aspects overlooking the gardens, coved ceiling, floor standing wood stove on a glass hearth, two radiators, wood style flooring, door to inner hallway giving access to the principal bedroom suite. An archway opens into:

**DUAL ASPECT SUN ROOM** | Double glazed French doors with windows to either side overlooking the garden and sun terrace, double glazed window to the front, coved ceiling, tiled floor.

### **BEDROOM ACCOMMODATION**

#### **PRINCIPAL BEDROOM SUITE:**

**HALLWAY** | Coved ceiling, loft access hatch, wood style flooring, walk in **storage cupboard**.

**DUAL ASPECT BEDROOM** | Double glazed windows to the front and side aspects overlooking the gardens, coved ceiling, radiator, wood style flooring.

**DRESSING ROOM** | Fitted wardrobes to one wall, fitted dressing table, double glazed window to the side aspect, radiator, coved ceiling, wood style flooring.

**SHOWER SUITE** | Fitted with a white suite to include a shower cubicle with electric shower within, lavatory and wash hand basin set in fitted bathroom furniture with cosmetic worktop over and cabinet with mirror above, coved ceiling, extractor fan, radiator, tiled floor.

**From the entrance hallway, a door opens to an inner hallway, giving access to:**

**BEDROOM TWO** | Double glazed window to the front aspect, electric radiator.

**BEDROOM THREE** | Double glazed window to the side aspect, radiator, archway to **dressing area** with in-built wardrobe.

**BEDROOM FOUR** | Double glazed window to the side aspect, electric radiator.

**FOUR PIECE FAMILY BATHROOM SUITE** | Fitted with a white suite to include a panelled bath, shower enclosure with electric thermostatic shower, lavatory, wash hand basin, tiled walls, electric radiator, double glazed window, tiled floor.

**From the utility room, a door opens into a rear external lobby with three storerooms comprising:**

**FREEZER ROOM** | Power and lighting.

**PLANT ROOM** | Housing the solar panel inverter and battery pack, plus hot water cylinder.

**GARDENERS WC** | Lavatory, wash hand basin, double glazed window.

### **OUTSIDE**

The property sits in grounds of circa 0.95 of an acre which encircle the bungalow to all sides. Secluded in its grounds, this family home enjoys the perfect orientation from the gardens surrounding the property which enjoys the sun rising and setting around this wonderful home.



Approached via a private driveway which sweeps into an off road parking area. The bungalow is set back and shielded from the village lane. There is parking for several vehicles plus access to **DETACHED GARAGE 15'6" x 9' 11"** | Up and over door, power and lighting.

The gardens which surround this home have been creatively and thoughtfully landscaped and are brimming over with a huge variety of flora and shrubbery borders, enhanced by specimen trees including silver birches, a dawn redwood, a kinko, cherry, apple and hazel trees, with shaped flowerbeds featuring camelias, rhododendrons and a

hornbeam hedge dividing the lawn from a fabulous vegetable garden. The design of the garden is perfectly attuned to the changing position of the sun with sun terraces placed for maximum enjoyment or sunshine around the garden. The gardens to the east and the south of the bungalow are lawned and provide a superb space for outdoor entertaining and are a true gardener's delight. The lawn seamlessly merges with a natural woodland area of the garden which has been cultivated with pathways traversing through the wooded copse opening into a campfire clearing area and a wildlife pond, making this splendid garden an extra special retreat from the hubbub of busy modern life.

### **GENERAL**

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

**Services** | Mains electric and water are connected, private drainage and oil fired central heating (external oil boiler approximately 10 years old) to part of the property. The remaining part of the property is fuelled by electric heating. The property has a solar power system (installed in 2015) with an inverter and storage batteries enabling spare capacity to be exported to the National Grid.

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

**EPC Rating** | Band D

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

**Covenants** | The property is registered with HMLR, Title Number WA682900. There are restrictive covenants associated with the property.

**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** | Fibre to the cabinet and copper wire connection. According to Openreach.

**Mobile network** | Limited indoor coverage according to Ofcom.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB439









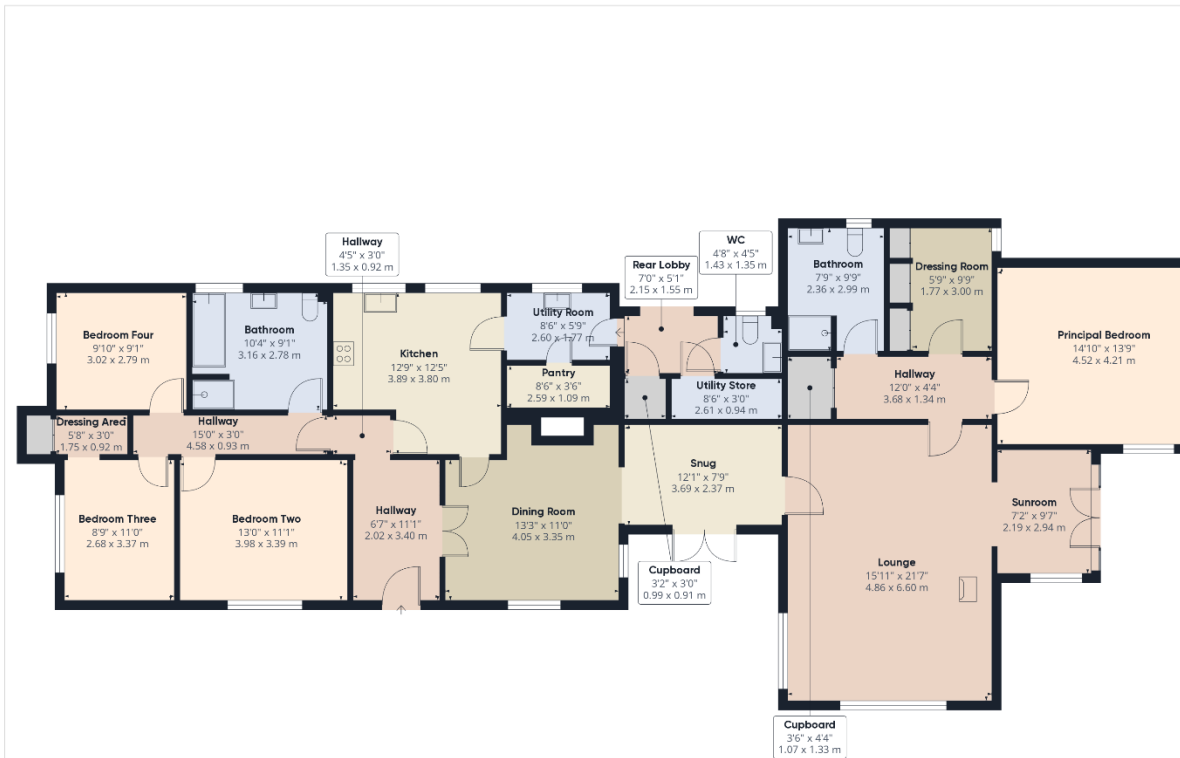












Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
2014.67 ft<sup>2</sup>  
187.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.