



Lower Common

Gilwern, Abergavenny NP7 0EE

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£575,000

Lower Common, Gilwern, Abergavenny, Monmouthshire NP7 0EE

A period, four double bedroomed detached family home in a country lane setting in the favoured area of Lower Common in Gilwern
Stone dressed residence with double glazed sash style replacement windows

Three reception rooms | Triple aspect kitchen / breakfast room | Spacious ground floor bathroom suite plus en-suite WC in the principal bedroom
Attached garage and off street parking | Occupying a plot of approximately 0.2 of an acre | Garden workshop with attached shed
No connected chain

This most attractive stone dressed period residence sits in an enviable spot in the favoured Lower Common area of Gilwern and enjoys distant hillside views over its large westerly rear gardens towards the hillside beyond. Occupying a plot size of approximately 0.2 of an acre, this detached family home is generously proportioned with four double bedrooms, three reception rooms and a spacious shower room on the ground floor. Extended over time, a kitchen / breakfast room spans the width of the house at the rear and whilst the property might benefit from cosmetic updating, there are many character features including heavy panelled doors and fireplaces in the reception rooms and three of the bedrooms. This home has been sympathetically upgraded and benefits from double glazed sash style windows befitting the property's heritage, an attached garage, and a sizeable workshop in the garden equipped with power and a gardener's wc.



Artist drawing donated by the family

Double fronted with a hipped roof and chimney stacks to either end, this is a generously proportioned property but given its plot size and access to either side of the house, offers the potential for further extension or development to suit, subject to the necessary planning consent.

SITUATION | Gilwern is a thriving community enjoying a superb location with fabulous countryside views towards the Black Mountains of the National Park yet is situated only four miles from the historic market town of Abergavenny and closer still to nearby Crickhowell.

Local facilities in the bustling village include a butchers and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, and of course, the canal wharf on the Monmouthshire & Brecon Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding.

For more comprehensive shopping and leisure facilities, both Abergavenny and Crickhowell are easily accessible by car and boast high street shops and local boutiques as well restaurants and cafes.

The wider area is also well served for schools for all ages with secondary schools in Crickhowell and Abergavenny. 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 | Entrance door with inset stained glass leaded light window and large picture window

above, coved ceiling, understairs cloaks hanging area plus additional storage cupboard, return staircase to the upper floor.

LIVING ROOM | Double glazed sash style windows to the front aspect, coved ceiling, fireplace with tiled hearth and surround, wall light points, radiator panelled door.

SITTING ROOM | Double glazed sash style windows to the front aspect, fireplace with decorative tiled surround and hearth complemented by a cast iron grate, coved ceiling, radiator, exposed floorboards, panelled door.

DINING ROOM | Double glazed sash style window to the rear aspect, coved ceiling, fireplace with decorative tiled slips and cast iron grate with timber mantle over, coved ceiling, radiator, panelled door. A glazed door opens into:

TRIPLE ASPECT KITCHEN / BREAKFAST ROOM | Spanning the width of the property and enjoying windows to three aspects, this room has a double glazed window to the rear aspect overlooking the garden, a high level double glazed window to the side and a double glazed door with window which opens onto the patio. The kitchen is fitted with a comprehensive range of cabinets with wood style laminate worktops over, inset sink unit, electric cooker point with extractor hood above, space for washing machine and under counter fridge, space for full height fridge freezer, coved ceiling, radiator, inbuilt larder cupboard.

GROUND FLOOR SHOWER ROOM | A spacious room fitted with a white suite to include a walk in mobility shower with thermostatic shower mixer over, wash hand basin, lavatory, radiator, shaver point, frosted sash window, **boiler cupboard** with window and shelving housing a Worcester Bosch oil fired boiler, panelled door.

FIRST FLOOR

LANDING | Double glazed sash style window to the rear aspect, coved ceiling, loft access.

BEDROOM ONE | Double glazed sash style window to the front with views towards Llanwenarth Citra, coved ceiling, wall light points, cast iron fireplace, radiator. A panelled door opens into:

EN-SUITE WC | Lavatory, wash hand basin with vanity unit, coved ceiling, double glazed sash style window.

BEDROOM TWO | Double glazed sash style window to the front aspect with views towards Llanwenarth Citra, coved ceiling, cast iron fireplace, fitted wardrobes to one wall, radiator, panelled door.

BEDROOM THREE | Double glazed sash style window to the rear aspect with views towards Gilwern hillside, coved ceiling, cast iron fireplace, radiator, panelled door.

BEDROOM FOUR | Double glazed sash style window to the rear aspect with distant views across the garden to Llanwenarth hillside, coved ceiling, wall light points, radiator, inbuilt wardrobe, panelled door.

OUTSIDE

FRONT | The property is set back from the lane and is approached via a pretty garden forecourt enclosed by wrought iron railings atop brick walling and a pedestrian gate opening into the garden. A storm porch with attractive tiled floor leads to the entrance door. There is side access to both sides of the property into the rear garden. A driveway provides off road parking and gives access to:

ATTACHED GARAGE | Power, lighting, double glazed window to the side, pedestrian door at rear, electric vehicular door.

WEST FACING GARDEN | Occupying a large plot, the garden has a riven paved patio which adjoins the rear of the house providing an excellent seating area and giving an outlook across the garden towards Gilwern hillside beyond. The garden is predominantly lawned with flowerbed borders and a vegetable garden encompassing a green house. A path through the garden leads to:

WORKSHOP 23'7 x 12'3 | A great addition to this family home providing extra storage space and room for hobbies, the workshop has a concrete base, a metal sheeted roof and plyboard walls. Fitted with cupboards, it is connected to power and has lighting plus a **WC** and two windows. The workshop has the potential for adaption and improvement to suit and the space that it offers would makes it a prime area for a more substantial home office or ancillary accommodation depending on buyer requirements, subject to the necessary planning consent. Attached to the workshop: **Garden shed 11'9 x 9'7** with lighting, external water tap, and lighting.



GENERAL

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

Services | Mains electric and water, private drainage, oil fired central heating.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | Low risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Numbers WA679450 and WA679446. 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 affect this property. Refer to Brecon Beacons National Park planning for further information.

Broadband | According to Openreach full fibre is available in the area, in addition to fibre to the cabinet and a copper wire connection.

Mobile network | According to Ofcom there is limited indoor coverage.

Viewing Strictly by appointment with the Agents

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Floorplan

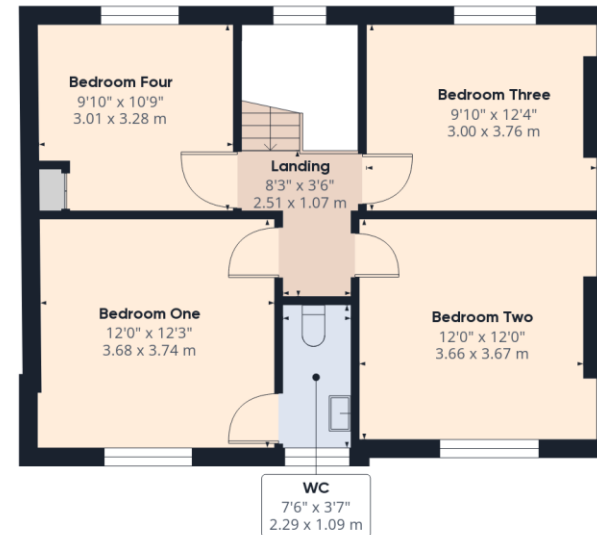
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1602.87 ft²

148.91 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 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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