



Estate Agents

Taylor & Co

Abergavenny

Llanwenarth Citra
Abergavenny NP7 7LA

Asking Price
£499,950

Llanwenarth Citra

Abergavenny, Monmouthshire NP7 7LA

Three bedroom character cottage in a private position on the southern slope of the Sugar Loaf in the heart of St Mary's Vale
Occupying grounds of approximately 1.44 acres to include a sun terrace, lawns, two small paddocks & natural woodland under 2 miles from Abergavenny
Lounge / diner with stone fireplace with wood stove | Triple aspect kitchen / breakfast room with vaulted ceiling
Ground floor double bedroom with bathroom | Two first floor bedrooms and a contemporary shower suite | Deep eaves storage
Off road parking | Outbuilding equipped with power | No connected chain

Occupying a private position on the southern slopes of the Sugar Loaf and enjoying splendid views over St Mary's Vale and across the valley towards the Vale of Usk in the distance, is this three double bedroomed country cottage sitting in grounds of approximately 1.44 acres. In a rural position and approached via a byway, this country home is the perfect "get away from it all" residence which whilst accessible by car, is equally reachable on foot from the centre of Abergavenny which is under 2 miles away. The grounds encompass a large south facing sun terrace, lawned gardens, a natural woodland and a small paddock, and for car drivers, there is off road parking and outbuildings equipped with power.

An almost off grid property with spring water supply, private drainage and electric heating both underfloor and via slim radiators, the cottage has been a welcome retreat from the madding crowd by the same family for over 20 years and during this time has been the subject of updating. Entered through a hallway, the ground floor features a spacious triple aspect kitchen with vaulted ceiling and exposed beams overlooking the surrounding countryside which opens into a large reception space with stone fireplace. In addition to a double bedroom and bathroom on this floor, there are two further double bedrooms and a contemporary shower suite upstairs. This home has heaps of storage with a deep eaves storage cupboard, plus a carpeted eaves room with window and power which whilst having restricted head height, has been used as occasional overflow bed space for small visitors. There are two further boot/cloaks cupboards on the ground floor.

This home is offered to the market with no connected chain and will suit buyers seeking a home away from the town centre but with easy accessibility to services and shops when needed.

SITUATION | The nearby town centre of Abergavenny is under 2 miles away and offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants. For supermarkets, there is a large Waitrose store with John Lewis at Home section, plus Aldi, Morrisons and Tesco.

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 and in the past have featured walking festivals, open gardens and open studio events in both Abergavenny and Crickhowell. The area is a favourite destination for walking, sports and hiking enthusiast who all flock to the town for the many walking routes, mountain trails, river activities, pony treks and canal activities which are all available in abundance nearby.

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 6.5 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 with primary and secondary state schools available in Abergavenny; Monmouth with its private Haberdashers' schools for Boys and Girls is a drive of just 25 mins away.

For further local information, please refer to www.visitabergavenny.co.uk

ACCOMMODATION

ENTRANCE HALLWAY | Entrance door, tiled floor, utility cupboard with wall mounted electricity consumer unit, further storage cupboard.

LOUNGE / DINER | Two double glazed windows to the rear aspect affording hillside views, large stone fireplace with stone flagged hearth and exposed wooden lintel over housing an Arada Farringdon stove (installed 2017) wood stove, wall light points, tiled floor with underfloor heating, decorative fireplace with open grate to the dining area, staircase to the first floor, door to the outside (not currently in use). A latched door opens into:

TRIPLE ASPECT KITCHEN / BREAKFAST ROOM WITH VAULTED CEILING | This super triple aspect kitchen has a vaulted ceiling and full height south facing windows creating a great feeling of light and space within the room, elevated by double glazed windows to both side aspects and tri-fold double glazed doors opening onto a sun terrace enjoying an outlook over St Mary's Vale. The kitchen is fitted with a range of cabinets to include deep pan drawers and corner carousel units to both corners, wooden worktops with tiled splashbacks, inset double bowl ceramic sink unit with mixer tap, inset four ring Bosch hob with extractor hood above and double oven beneath, integrated fridge, exposed beams, inset ceiling spotlights, tiled floor with underfloor heating.

GROUND FLOOR BEDROOM | Twin double glazed windows with an outlook over the garden, electric radiator, latched door.

From the hallway, a door opens into:

BATHROOM | Fitted with a white suite to include a panelled bath with thermostatic shower mixer over and glass shower screen, lavatory, wash hand basin, frosted double glazed window, shaver point, towel radiator, airing cupboard housing hot water cylinder, tiled floor.

FIRST FLOOR

BUTTERFLY LANDING | Deep eaves storage cupboard.

BEDROOM ONE | Double glazed window with long distance views over the Usk Valley, inbuilt wardrobe, electric radiator, latched door.

BEDROOM TWO | Double glazed window with long distance views over the Usk Valley, inbuilt wardrobe, electric radiator, latched door.

SHOWER ROOM | With vaulted ceiling and exposed beams. Fitted with a modern white suite to include a shower cubicle with electric shower, lavatory, wash hand basin, frosted double glazed window, ladder towel radiator, tiled floor, exposed beam, inset ceiling spotlights, extractor fan.

EAVES STORAGE / PLAY ROOM | With restricted headroom, double glazed window and skylight window, power and lighting.

OUTSIDE

The cottage occupies grounds of approximately 1.44 acres and enjoys fabulous long distance countryside views over St Mary's Vale and The Vale of Usk. Surrounded by woodland, the cottage sits in delightful gardens which encircle the property and encompass a sun terrace with south facing aspect and lawned areas with pretty flowerbed borders hosting wild flowers and heathers. The gardens are on a sloping plot and feature a woodland with a stream running below, two enclosed paddocks (one to the front of the property) and a further grassed area. The grounds are dissected by a byway which leads into a footpath. The opposite from the cottage there is an additional off road parking area and access to:

OUTBUILDING COMPRISING:

WORKSHOP 11'5 x 10'10 | Stable door, painted stone walling, concrete floor, lighting and power.

WOOD STORE 11'3 x 11' | Vaulted ceiling, lighting and power, concrete floor.

Viewing Strictly by appointment with the Agents

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Reference AB444



GENERAL

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

Services | Mains electric, spring water, private drainage.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band F

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

Covenants | The property is registered with HMLR, Title Number WA982625. 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 Monmouthshire Planning.

Broadband | According to Openreach, standard broadband is available in the area but not a fibre connection.

Mobile network | Limited indoor coverage according to Ofcom.









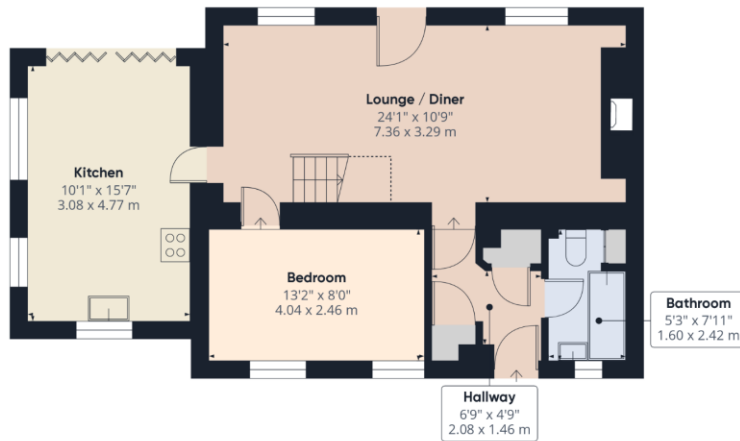


Floorplan

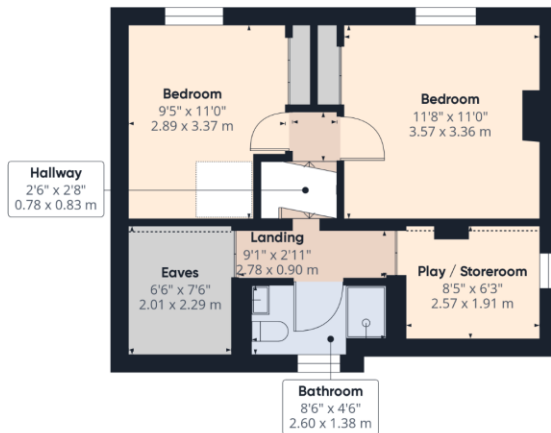
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Floor 0 Building 1



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Approximate total area⁽¹⁾

1027.54 ft²
95.46 m²

Reduced headroom

111.38 ft²
10.34 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.

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.