



Estate Agents

Taylor & Co

Abergavenny

Llanover

Abergavenny NP7 9EW

Asking Price  
£725,000



# Llanover

## Abergavenny, Monmouthshire NP7 9EW

Situated in a highly favoured idyllic village setting in the Bannau Brycheiniog National Park, approximately 5 miles from Abergavenny

An original detached period cottage with a substantial, modern extension

Four bedrooms and two bath / shower rooms (on each floor) | Two large reception rooms with fireplaces | Study | Kitchen & separate utility / boot room

Gardens of about 1/3<sup>rd</sup> of acre encircling the house | Private gazebo seating area plus BBQ entertaining space | Orchard with fruit trees

Two garages, off road parking, wood store, greenhouse and garden sheds | No connected chain

Owned by the same family for four generations, this four bedroomed detached country residence has been greatly enhanced and improved from its origins as a period stone cottage dating from the 1700's. Through the sympathetic addition of a substantial extension to the original cottage, this enlarged property has been designed to fit beautifully into its surroundings with a careful nod towards its history, original features and environment, culminating in the creation of an attractive and desirable family home. There is a harmonious flow around this property with connected yet separate spaces providing freedom for a family to enjoy both inside and out with about a 1/3<sup>rd</sup> of an acre surrounding this home to include an orchard, lawned gardens, several outdoor entertaining areas, and outbuildings to occupy the most hobby-mad buyers.

Entered through a distinctive door, there are two large reception rooms to either side of the kitchen, both hosting fireplaces and enjoying access into the gardens. Around this family home there are original and newly blended contemporary features including ceiling beams, oak lintels, and stone sills under the window frames. In addition to the reception spaces there is a study, utility/boot room and importantly for flexibility, a contemporary ground floor shower room. There are two staircases to the first floor, with a stone Monmouthshire staircase leading up to the principal bedroom which has an impressive A frame vaulted ceiling and exposed stone walling. The three other bedrooms are accessed via a central landing with bedroom three also having an A frame vaulted ceiling and doors onto both the landing and into bedroom one. The bedrooms are served by a modern white family suite.

As expected in a modern home, this property has double glazed windows, electric underfloor heating in the kitchen, lots of storage including eaves storage cupboards and full fibre broadband available in the area, according to Ofgem.

**SITUATION** | This family home is situated in an idyllic rural setting in the Monmouthshire village of Llanover, in the beautiful Vale of Usk, approximately 5 miles from the historic market town of Abergavenny and within easy road access to the larger shopping centre and town of Cwmbran, some 9 miles to the south. Just along the village lane is the newly renovated Goytre Wharf on the Monmouthshire & Brecon Canal with its café and boat hire making it a real draw for those who like being outdoors. The local pub is the Goose & Cuckoo which hails itself as a dog friendly country pub with traditional food. The town of Abergavenny offers the best of both worlds with magnificent scenery and a delightful rural environment combined with excellent road communications and a mainline railway station which make it very accessible and within commuting distance of many major cities. The village itself lies only a short distance from the A4042, A40 and A465 link roads which in turn provide excellent road access to the motorway network of the M4 and M5. Abergavenny railway station has regular services into central London via Newport, and to the north via Crewe.

Abergavenny boasts a comprehensive range of shopping and leisure facilities, including 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. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. There is a golf course, cricket club, tennis club, bowls and public leisure centre with swimming pool. The area is well served by schools for all ages with private schooling available in the greater area. Outdoor pursuits are widely available, with pony trekking, hiking, fishing, sailing, cycling hang gliding, mountain walks and canoeing along the Brecon to Monmouthshire canal all close-by.

### ACCOMMODATION

**ENTRANCE** | A striking heavy timber part glazed entrance door opens into:

**LOUNGE / DINER** | This spacious room spanning the width of the original part of the cottage has twin double glazed casement windows with stone sills and oak lintels above to the individual reception spaces, exposed ceiling beams, ceiling spotlights, fireplaces to either end of the room to include a large exposed stone chimney breast in the lounge area and a wood stove in the dining area at the opposite end of the room supplemented by two radiators, tiled flooring, Monmouthshire staircase to the upper floor.

**DUAL ASPECT KITCHEN** | The kitchen enjoys an outlook over the garden and is fitted with a range of cabinets in a shaker style finish with complementary door furniture incorporating corner cabinets, deep pan drawers and a display plate rack, wood style laminate worktops with tiled splashbacks, inset composite sink unit, inset four ring hob with extractor hood above and double oven beneath, integrated eye level microwave, integrated dishwasher, double glazed windows to the side and rear aspects with stone sills, exposed ceiling beam, ceiling spotlights, electric under floor heating, door to utility / boot room. A further door opens into:

**DUAL ASPECT SITTING ROOM** | Twin double glazed windows to the front aspect, exposed ceiling beams and stone walling to one wall, ceiling spotlights, double glazed French doors open into the garden at the rear, fireplace with lintel over on a stone hearth housing a wood stove, two radiators, wood flooring, staircase to the first floor with deep understairs storage cupboard.

**The lounge / diner has a central opening with an oak lintel and exposed stone detailing above to:**

**STUDY** | Double glazed window to the rear aspect on a stone sill with oak lintel above overlooking the garden, exposed ceiling beam, inset ceiling spotlights, stone tiled flooring, radiator. Door to:

**GROUND FLOOR SHOWER ROOM** | Fitted with a contemporary white suite to include a shower cubicle with thermostatic shower mixer, lavatory and wash hand basin within fitted bathroom furniture with cosmetic counter over and illuminated mirrored cabinet to side, radiator, extractor fan, tiled flooring.

**UTILITY / BOOT ROOM** | Fitted laundry cupboards to one wall housing the boiler and hot water cylinder, exposed ceiling beam, ceiling spotlights, continued stone tiled flooring, space for full height fridge/freezer, cupboard space for washing machine and tumble dryer, door to kitchen.

## **FIRST FLOOR**

**LANDING** | Double glazed window on a stone sill to the front aspect, exposed ceiling beams, wood style flooring, radiator.

**BEDROOM ONE WITH IMPRESSIVE A FRAME VAULTED CEILING** Double glazed window on a stone sill to the front aspect, exposed stone walling, wall light points, exposed floorboards, Monmouthshire staircase to the ground floor, deep eaves storage cupboard, radiator. Door to bedroom three:

**BEDROOM TWO** | Double glazed window on a stone sill to the rear aspect with countryside views, exposed ceiling beam, ceiling spotlights, radiator, wood style laminate flooring.

**BEDROOM THREE WITH A FRAME VAULTED CEILING** | Double glazed window on a stone sill to the front aspect, exposed stone walling, exposed floorboards, radiator, doors to landing and bedroom one.

**BEDROOM FOUR** | Double glazed window to the front aspect on a stone sill, exposed ceiling beams, radiator, loft hatch.

**FAMILY BATHROOM** | The bathroom is fitted with a white suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, double glazed window on a stone sill, illuminated mirror, exposed ceiling beams, ceiling spotlights, radiator, extractor fan, tiled floor.

## **OUTSIDE**

The gardens of this family home are a particular delight and encircle the house to all sides. Occupying a plot of approximately 1/3<sup>rd</sup> of an acre, the cottage is approached via an **off-road parking area** with space for 3-4 vehicles with additional parking in the two garages to the side of the drive. A gate opens into the front garden with an attractive broad stone chipped pathway the width of the property giving access to the entrance door. A lawned front garden with hedging borders provides privacy from the lane. The pathway opens into:

**SIDE GARDEN** | With ample room for a seating area which provides a perfect BBQ space being enclosed by low stone walling and planted border surrounds which host acers, a honeysuckle, roses and specimen gunneras, with a large lawned garden sweeping around the side and leading to:

**REAR GARDEN WITH WESTERLY ASPECT** | This mature garden provides a slightly elevated view of the property with plenty of space for additional seating with a hidden gazebo offering seclusion and privacy from the cottage. The lawn hosts an abundance of attractive trees and foliage with an orchard providing a good selection of fruit trees including apple, damson, pear, cherry and greengage in addition to a vegetable garden area and a composting section with grassed pathways around them. To the rear of the cottage there is a large border spanning the width of the property planted with herbaceous shrubbery and bark chippings. Family and dog friendly, a gated pathway alongside the cottage border encloses the rear enabling a safe and secure perimeter for children and pets with an additional seating area accessed from the sitting room. In the garden there are two useful timber sheds and a greenhouse.

## **OUTBUILDINGS**

**TWO DETACHED GARAGES MEASURING 18'7 x 9'9 & 16'4 x 8'9** | Both with vehicular access doors, sheeted roofs, concrete floors, and power supply. **STONE GARDEN & WOOD STORE** | Sheeted roof.

## **GENERAL**

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

**Services** | Mains water and electric, private drainage via septic tank, oil central heating.

**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 WA904721. 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. The property was extended in 2000 further details of which can be viewed via Brecon Beacons National Park Planning department.

**Broadband** | According to Ofgem, full fibre is available in this area.

**Mobile network** | According to Ofcom, all mobile providers show limited indoor coverage but likely outdoor coverage.

**Viewing Strictly by appointment with the Agents**

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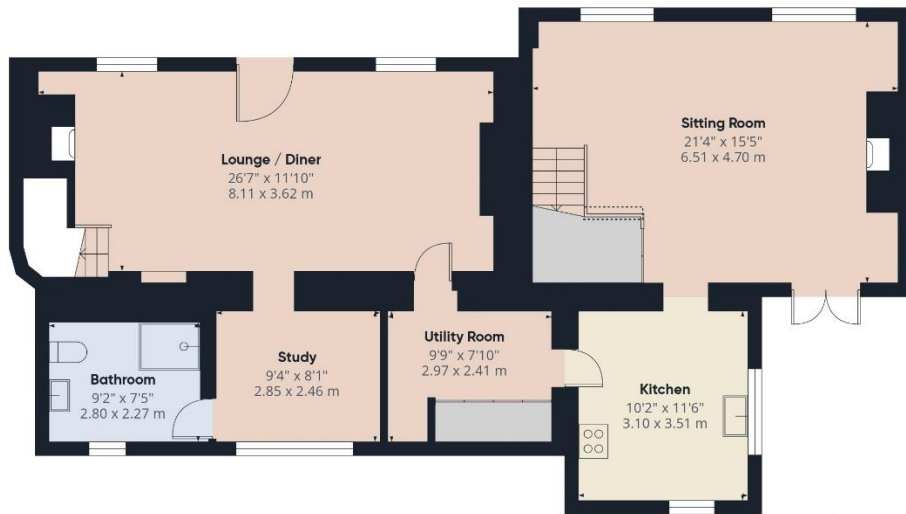


# Floorplan

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Floor 0



Floor 1

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

1903 ft<sup>2</sup>

176.9 m<sup>2</sup>

Reduced headroom

255 ft<sup>2</sup>

23.7 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.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.