



Estate Agents

Taylor & Co

Abergavenny

Llanvapley
Abergavenny NP7 8SG

Asking Price
£675,000

Llanvapley

Abergavenny, Monmouthshire NP7 8SG

A fascinating historical home in the heart of the Monmouthshire village of Llanvapley | Sitting in an orchard with gardens of about 0.72 of an acre
Four / five bedrooms (one on the ground floor), three bathrooms and two cloakroom facilities
Two reception rooms with fireplaces | Sunroom with mature grape vine | Kitchen / breakfast room | Utility / boot room | Study space
South facing wall enclosed patio and lawned gardens brimming with flowers | Range of outbuildings including a workshop, sheds & a chicken house
Off road parking for several vehicles | Detached double garage | Abergavenny 4 miles, Monmouth 10 miles

This is a fascinating country home situated in a favoured semi-rural Monmouthshire village location about four miles to the east of the market town of Abergavenny and enjoying splendid countryside views from its gardens which extend to approximately 0.72 of an acre. Displaying historical features from its humble origins as agricultural cottages in the 1700's, this detached, stone fronted family home has been sympathetically enhanced and extended to create a generous proportioned family residence with a versatile configuration which will suit extended family living or those seeking guest accommodation.

Entered through a porch, the ground floor has two reception rooms, both with fireplaces, and a sun room accessed from the dining room. A third reception room has a wood stove and French doors into the garden plus the benefit of an adjoining cloakroom facility, making the room suitable for a variety of purposes including as a ground floor bedroom, if desired. The kitchen/breakfast room has been re-fitted, beyond which is a utility/boot room with access to the garden. There are two staircases to the first floor: the primary stairs lead up to three bedrooms, two of which are en-suite, a large family bathroom suite and a landing big enough to accommodate a study space. The final bedroom is accessed via a stone staircase from the sitting room and whilst this first floor is not connected to the main landing, the bedroom is double with an en-suite cloakroom.

For those who home-work, there is a workshop in the garden which would make a great home office, subject to planning consent and the beautifully planted and well stocked gardens feature a patio, a wildlife pond, a natural woodland, and host a chicken house and run. Whilst the greater area is a walker's paradise, this home has plenty of off road parking for vehicle owners and a detached double garage with an electric door.

HISTORICAL DESCRIPTION | This fascinating property predates the 1841 census and research by the current owners suggests that in 1841, two widows of agricultural labourers lived in what

were then two cottages and there is still evidence of how the house might have been divided when it was in its separate parts. In 1856, a carpenter named James Probert moved to the village to marry the daughter of the village blacksmith and they rented at least one of the cottages and built a workshop at the front which has now been incorporated into the home. From this time onwards, the property became known as the Carpenters Shop. Their son John took over the carpentry business and by 1911, John had a new apprentice, his nephew, Percy Evans. Percy took over the business and continued as a carpenter until his death in 1974 when his woodworking tools were transferred to a local museum. New owners had moved in by 1977 and over the course of the next 30 years, remodelled and renovated the property. Acquired by our clients in 2017, the sympathetic restoration and improvement of the property has continued with work being undertaken on the roof, a new oil store added, a new kitchen installed plus extensive redecoration, and to protect the stonework, lime rendering inside and out on the older part of the building.

SITUATION | Llanvapley is a small rural village best known for its cricket pitch and pavilion, a popular village hall with a strong sense of community and the 15th century church of St Mabley. The village public house, the Red Hart, the hub of this community is known throughout the region for its community hospitality and fine ales. The village cricket pavilion promotes community engagement and currently hosts weekly events such as fish & chip suppers, film nights, coffee mornings and traditional games evenings.

The larger town of Abergavenny is approximately 4 miles away whilst Monmouth is just 10 miles to the east. 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 town railway station has regular services into central London via

Newport, whilst road links at the Hardwick interchange give easy access to the motorway 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 including the highly favoured Haberdashers' Schools for girls and boys in Monmouth.

ACCOMMODATION

ENTRANCE PORCH | The porch has a set of double doors to the front with windows to either side and a tiled floor. A timber panelled door opens onto:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of contemporary cabinets in a timeless shaker style finish with complementary cupped door furniture and deep pan drawers, contrasting laminate worktops with over counter lighting, inset sink unit, space for a range style cooker with lighting above, integrated dishwasher, wood framed double glazed windows to the front and side aspects, painted stone walling and a quarry tiled floor. A latched door opens into the utility room. A set of two steps leads from the kitchen into:

DUAL ASPECT DINING ROOM | Centrally placed in the house with doors leading to the other reception rooms, this dual aspect room has wood framed double glazed windows to the front and rear aspects, beamed ceiling, fireplace (not in use) with cast iron surround and decorative tiled slips with an open grate and a quarry tiled hearth, a pleasing floor covering combination of part tiles and exposed floorboards, two radiators. A set of French doors opens into:

SUN ROOM | With an outlook over the garden and sun terrace, this sun room hosts a mature grape vine and has double glazed windows to two sides with lots of sunlight entering the space through its glazed roof, tiled flooring.

From the dining room, a step leads up to:

DUAL ASPECT SITTING ROOM | Featuring a large stone inglenook fireplace housing a wood stove with a wooden lintel above on a stone flagged hearth and a Monmouthshire staircase to the side leading up to a guest suite on the first floor. The sitting room has wood framed double glazed windows to both the front and rear overlooking the gardens, beamed ceiling, painted stone walling, two radiators.

From the dining room a further door opens into:

INNER HALLWAY | Staircase to the first floor, wood framed double glazed windows to the side aspect, radiator, exposed floorboards. Door to **CLOAKROOM** | Lavatory, wash hand basin, extractor fan, floorboards, stained glass window to the stairwell area.

From the hallway, a panelled door with a stained glass insert opens to:

DUAL ASPECT SNUG / GROUND FLOOR BEDROOM | This versatile room has direct access into the front garden of the property and therefore offers the potential to create annexe accommodation ancillary to the main house. The room has a wood framed double glazed window to the side aspect in addition to its set of partly glazed French doors which open into the front garden, a corner fireplace housing a wood stove with a wood lintel above on a quarry tiled hearth, large inbuilt storage cupboard with understairs recess area and a wood framed double glazed window to the side aspect.

From the kitchen, a door opens to:

UTILITY ROOM | Fitted with cabinets and a kitchen worktop with inset Belfast sink and space for a washing machine, space for fridge and freezer, wood framed double glazed window to the rear aspect, partly glazed panelled door opening into the garden, floor standing boiler, tiled floor.

FIRST FLOOR

A **butterfly landing** with a stained glass window over the stairwell area leads to bedroom two to one side and to the other, the main landing area.

DUAL ASPECT MAIN LANDING | This unusual yet spacious landing with a beamed ceiling has ample room for a study space and currently houses two separate desks. Wood framed double glazed windows to both the front and rear aspects, in-built linen cupboard, and radiator.

DUAL ASPECT BEDROOM ONE | Wood framed double glazed windows to the front and side aspects, painted stone walling, cast iron fireplace with grate, radiator. Two steps lead up to:

FOUR PIECE EN-SUITE BATHROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer, panelled bath, wash hand basin in vanity unit, lavatory, wood framed double glazed window, exposed floorboards, shaver point, radiator, inbuilt storage cupboard.

DUAL ASPECT BEDROOM TWO | Wood framed double glazed windows to both side aspects affording views towards the Skirrid Fawr, dressing area with inbuilt wardrobe.

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower unit, wash hand basin in vanity unit with shaver point, lavatory, extractor fan, radiator, shuttered wood framed double glazed window.

BEDROOM FOUR | Wood framed double glazed window to the rear aspect, fitted cupboards.

FAMILY BATHROOM | Fitted with a white suite to include a shower cubicle with thermostatic shower mixer, panelled bath, lavatory, wash hand basin, wood framed double glazed window.

From the sitting room a stone staircase with window over leads to a first floor which is not connected to the main landing:

BEDROOM THREE | Wood framed double glazed window to the front aspect, painted ceiling beams, inbuilt wardrobe. Door to: **ENSUITE CLOAKROOM** | Lavatory, wash hand basin in a vanity unit, skylight window, ladder towel radiator.

OUTSIDE

FRONT | The property is approached via an arched gate which opens into a pretty garden forecourt area with a pathway having a lawn to either side leading to the entrance. The garden hosts a plethora of flowers and foliage including roses, hydrangea and clematis. To the side of the property there is **off road parking** for approximately four/five vehicles plus access to **DETACHED GARAGE 17'10 x 17'9** | Electric up and over garage door, windows to two sides, power and light, concrete floor, sheeted roof.

GARDENS | The property occupies a plot of approximately 0.72 acres with gardens encircling the house but predominantly to its eastern and western sides which are pleasantly arranged with a blend of lawned gardens with pathways and archways surrounded by perennials and wild flowers. A south facing wall enclosed patio leads into an orchard containing a wide variety of fruit trees including five varieties of apple trees, two trees each of pear, cherry and damson, plus greengage, quince, and plum. To the eastern area of the garden, there is a vegetable growing space with a greenhouse, an attractive natural woodland area, and a wildlife pond. The property hosts

several trees including weeping willows, horse chestnuts, and an oak tree which all help to provide shady spots from the summer sun.

OUTBUILDINGS | There are a range of outbuildings serving the house which include a **GARDEN WORKSHOP / STORE** with a slate roof, concrete floor, windows to three sides, power and light. A large **SHED** with windows to two sides, power, light, concrete floor, and a sheeted roof, an **OPEN WOOD STORE**, a **CHICKEN HOUSE WITH ENCLOSED RUN** and a **GREEN HOUSE**.

GENERAL

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

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

Council Tax | Band G (Monmouthshire CC) **EPC** | Band E

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

Covenants | The property is registered with HMLR, Title Number CYM703889. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning for further information. The agent is aware of works undertaken to the property which required planning consent and buyers' attention is drawn to Monmouthshire planning reference DC/2009/00407. The work included the installation of windows and en-suite facilities with a rear extension over the utility area of the house.

Buyer Note | The property had evidence of slight subsidence in one corner of the building approximately 40 years ago and remedial works were undertaken to solve the issue. The current owners had a structural survey carried out on purchase and no further movement was detected, nor have any further problems arisen since.

Broadband | According to Openreach, a fibre connection to the cabinet and copper wire connections are available in this area.

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

Viewing Strictly by appointment with the Agents
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Floorplan

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Approximate total area⁽¹⁾

2007 ft²

186.7 m²

Reduced headroom

49 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.