



Estate Agents

Taylor & Co

Abergavenny

Emmasfield Farm
Llandewi Rhydderch NP7 8BP

Asking Price
£895,000

Emmasfield Farm

Llandewi Rhydderch, Abergavenny, Monmouthshire NP7 8BP

Four bedroomed detached family home in a favoured semi-rural location with gardens and land extending to circa 11.15 acres
Superb long distance views over the Monmouthshire countryside towards the Little Skirrid from a large sun terrace with oak loggia
Substantial property with flexible accommodation and annexe potential (s.t.p.p.) | Triple aspect Lounge & family room with fitted drinks bar
All year round conservatory equipped with wood stove | Kitchen / breakfast room & utility room | Study | Cloakroom
Four piece family bathroom suite | Double integral garage with excellent family accommodation above
Driveway providing extensive off road parking | Offered to the market with no connected chain

This four bedroomed family home sits in an exceptional semi-rural location with superb long distance countryside views over Monmouthshire towards the Little Skirrid. Occupying gardens and land extending to circa 11.15 acres, this is an excellent opportunity for buyers to acquire an ideally placed country residence offering flexible accommodation to include annexe potential, situated within four miles of the market town of Abergavenny with Raglan, Usk and Monmouth all accessible via good road links nearby.

Entered through a hallway with central staircase, this substantial home has three reception rooms featuring a triple aspect lounge and an 'all year round' conservatory which is equipped with a wood stove and opens onto an expansive paved sun terrace with an oak framed loggia overlooking the scenic vista beyond. The kitchen/breakfast room has space for a range cooker and is fitted with a comprehensive array of cabinets and has an adjoining utility room and cloakroom. Upstairs, the four bedrooms are arranged around a galleried landing and are served by a four piece bathroom suite. For those requiring a home for multi-generational living, the integral two storey double garage has Mandarin Stone flooring, doors into the house and the garden and a staircase to a large open plan family room which would be suitable for conversion to ancillary accommodation such as a self-contained annexe (subject to planning consent), or as a home office or games room.

Outside, the property is approached via a driveway with stone pillars at its entrance opening onto a generous parking area with access to both sides of the house into the garden at the rear. The sun terrace is an ideal space for whiling away the hours relaxing, dining and enjoying the company of family and friends and can be utilised all year round under the oak canopy of the loggia. The house and gardens occupy grounds and a small paddock in all about 2.28 acres with a gate opening into an enclosure laid to pasture of circa 8.87 acres. This field can also be accessed directly off the village lane and has the benefit of a small tin clad outbuilding.

This country home is being offered to the market chain-free. Rarely does a property with a reasonable amount of land which may suit equestrian purposes, come to the market in an accessible location, close to a market town with road, rail, schooling and general amenities all being relatively close-by, making this an opportunity not to be missed.

SITUATION | The property is situated in the semi-rural Monmouthshire hamlet of Llanddewi Rhydderch which lies approximately four miles from the popular market town of Abergavenny. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for all-through 3 to 19 education, King Henry VIII can be found a short distance away. Schools in the private sector can be found in Monmouth and Newport.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. The town centre has comprehensive leisure and shopping facilities with several individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops. The market hall in the town centre also hosts a market several times a week. Abergavenny has its own cinema and leisure centre as well as several pubs and restaurants for evening entertainment. Abergavenny railway station is approximately 1.3 miles away whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Newport, Cardiff and Merthyr Tydfil and further afield to the M4 for Bristol and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | Timber entrance door with wood framed double glazed windows to two sides, Mandarin Stone flooring. The porch is open to:

ENTRANCE HALLWAY | Central staircase to the first floor, two understairs cupboards, radiator.

TRIPLE ASPECT LOUNGE | Currently used as a dining room, this spacious light filled room has a bay window to the front aspect fitted with double glazed leaded light fan lights with further double glazed windows to the side aspect, marble fireplace, three radiators, and a set of double glazed French doors opening into the conservatory. A further door links the lounge to:

DUAL ASPECT FAMILY ROOM | Twin double glazed windows with leaded light fan lights to the conservatory and one to the side, fitted drinks bar with wooden counter, radiator, tiled floor, doors to the hallway and the kitchen. An archway opens into:

ALL YEAR ROUND CONSERVATORY | This large conservatory is utilised by the family in the summer months as a living room. Generous in size, it has a pitched polycarbonate roof, double glazed windows to three sides with leaded light fan openers and double glazed doors which open onto a sun terrace. The conservatory hosts a wood stove and two radiators enabling it to be used all year round, with a ceiling fan for the summer months, wall light points, and tiled floor.

STUDY | Double glazed window with leaded light fan light, radiator.

INNER LOBBY | Linking the kitchen to the family room and with a door to:

CLOAKROOM | Lavatory, wash hand basin, radiator, tiled floor.

KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a comprehensive range of cabinets incorporating glazed display units, a plate rack and cookery book shelving, wooden worktops with tiled splashbacks and over counter lighting, inset ceramic sink unit, space for a dishwasher and a range style cooker with extractor hood above, two double glazed windows to the front aspect, radiator, tiled flooring. Door to:

UTILITY ROOM | Fitted with matching kitchen cabinets with wooden worktops over, inset composite sink unit, double

glazed window overlooking the garden, space for American style fridge/freezer, cupboard housing a washing machine, tiled floor, radiator, door to the garden. Door to integral garage with games room/home office above.

FIRST FLOOR

GALLERIED LANDING | The landing has a double glazed window with a leaded light fan light to the front aspect, radiator, loft access hatch, exposed floorboards.

BEDROOM ONE | Double glazed window with leaded light fan lights to the front aspect, fitted wardrobes, exposed floorboards.

BEDROOM TWO | Double glazed window with leaded light fan lights to the rear aspect affording views towards the Little Skirid, fitted wardrobes, radiator, exposed floorboards.

BEDROOM THREE | Double glazed window with leaded light fan lights to the rear aspect affording views towards the Little Skirid, radiator, exposed floorboards.

BEDROOM FOUR | Double glazed window to the front aspect, radiator.

FOUR PIECE FAMILY BATHROOM | The bathroom is fitted with a white suite to include a large Jacuzzi bath with central tap, vanity wash basin, lavatory, shower cubicle with thermostatic shower mixer, towel radiator, double glazed window to the rear aspect, tiled walls and floor.

OUTSIDE

FRONT | The property is set back from the lane and is approached via a driveway flanked to either side by stone pillars which opens onto a large driveway providing extensive off road parking facilities. The driveway is enclosed by a retaining stone wall with inset lighting and a lawn around its circumference. There is access to the rear garden to both sides of the house.

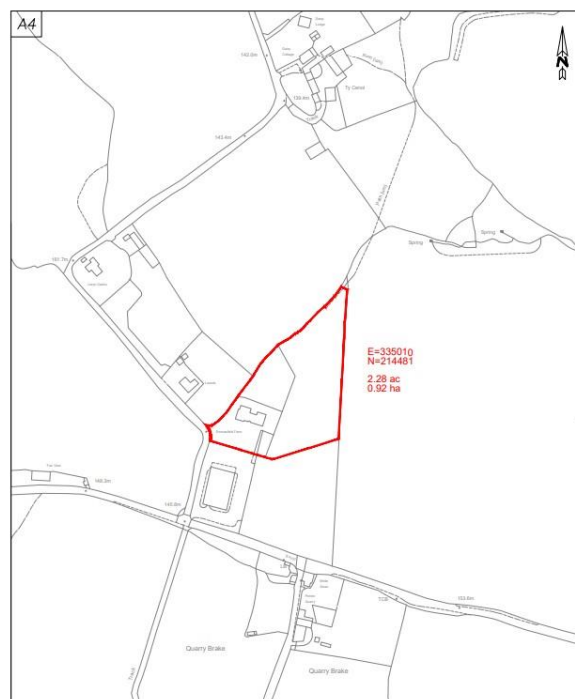
INTEGRAL DOUBLE GARAGE | Two electric vehicular doors, double glazed windows to the side, ceiling spotlights, Mandarin Stone flooring, double glazed pedestrian door to the rear opening into the garden, electricity consumer unit, radiator, door to the utility room, staircase to:

GAMES ROOM / HOME OFFICE | This room is currently used as a sitting room but offers potential for use as a home office or as a games room to suit. This is a great addition to this family home and has two velux skylight windows plus two oval windows with leaded lights to either end of the room, ceiling spotlights, mains wired smoke alarm, and two radiators.

A vine clad arbour leads from the front of the house to:

REAR GARDEN | A large sun terrace spans the width of the house with direct access from the conservatory and the family room making this a wonderful place for dining and entertaining. Enjoying splendid uninterrupted long-distance views over the Monmouthshire countryside towards the Little Skirid, the terrace encompasses a loggia so that the stunning vista which surrounds the property can be enjoyed all year round.

HOUSE AND GROUNDS PLAN 1



LAND | In total, the property occupies grounds of circa 11.15 acres making this a great purchase for buyers seeking a house with small holding or potential for equestrian use. The house and gardens occupy grounds and a small paddock in all about 2.28 acres with a gate opening into an enclosure laid to pasture as one field of circa 8.87 acres (3.85 acres + 5.02 acres) as shown in plan 2. This field can also be accessed directly off the village lane and has the benefit of a small tin clad outbuilding.

Covenants | The house and grounds are registered with HMLR, Title Number WA756865. The land available with the property is being altered and a new Title plan will be submitted by the vendor as noted in plan 1 shown opposite. The filed is held under a separate Title WA389142, as shown on plan 2. There are no restrictive no covenants associated with the property, for further details, speak to the Agent. There is a public walking route across the land ref 368/96/1, 368/97/2, 368/98/1.

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

LAND PLAN 2



GENERAL

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

Flood Risk | No flood risk according to Natural Resources Wales.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property was constructed as an agricultural worker's dwelling, but this has subsequently been removed.

Council Tax | Band H (Monmouthshire CC)
EPC Rating | Band D

Broadband | Fibre to the cabinet and copper wire connection available according to Openreach.

Mobile network | Three, Vodafone, EE & O2 available according to Ofcom.

Viewing Strictly by appointment with the Agents
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Floorplan

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