



Estate Agents

Taylor & Co

Abergavenny

Llanvapley
Monmouthshire NP7 8SN

Asking Price
£530,000



Llanvapley

Abergavenny, Monmouthshire NP7 8SN

Splendid double fronted chocolate box cottage sitting in the sought after semi-rural Monmouthshire village of Llanvapley
Dual aspect principal bedroom with vaulted ceiling | Two further double bedrooms | Contemporary four piece bathroom suite
Living room with stone fireplace and multi-burner stove | Dual aspect dining room | Attached open bay wood framed garden room
Kitchen & separate utility room
Wrap around gardens | Large side patio adjoining Llanymynach Brook | Off road parking

This splendid double fronted chocolate box cottage sits alongside the small Llanymynach Brook in the sought after semi-rural village of Llanvapley yet is only 4 miles from the bustling ancient market town of Abergavenny. Presented with period touches befitting its heritage including oak window lintels, stone flagged floors, latched doors, and an impressive stone fireplace, this three bedroomed country cottage displays a pleasing blend of old and new and will appeal to buyers seeking a home in a rural idyll with town facilities nearby.

Entered via a deep garden frontage offering shaped flower bed borders and plenty of off road parking, the cottage has two reception rooms and a recent addition to the property, a hand crafted open bay wood framed garden room complete with a stove for cosy evenings watching the sun retreat behind the trees. A stylish shaker style galley kitchen with room for a large range has a useful utility room adjoining it which provides access into the garden, perfect for storing boots and cleaning up messy paws.

The first floor has a spacious landing with a good range of fitted floor to ceiling cupboards and latched doors leading to the three comfortably sized double bedrooms. The principal bedroom enjoys a dual aspect and a vaulted ceiling with ceiling beams. The bedrooms are served by a contemporary four piece bathroom suite.

Outside, the wrap around gardens are arranged with two patios, one of which adjoins the small Llanymynach Brook which meanders beneath. For additional storage needs, the cottage has a piggery and to service the stoves, an attached wood store.

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 larger town of Abergavenny is approximately 4 miles away whilst Monmouth is just 10 miles to the north.

For more comprehensive shopping and leisure facilities, 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 railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout 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

LIVING ROOM | Twin double glazed windows to the front aspect with oak lintels over, impressive floor to ceiling stone chimney breast fireplace on a stone flagged hearth housing a multi-burner stove, stone flagged floor, staircase to the first floor, stable style door opening to the front with oak lintel over, latched door to the kitchen, radiator. Latched door to:

DUAL ASPECT DINING ROOM | Double glazed windows to the side aspect, set of partly glazed panelled doors opening to the front, plus glazed French doors opening into the garden room, stone flagged floor, latched door to the kitchen, radiator.

ATTACHED GARDEN ROOM | A great addition to this country cottage, this open bay hand crafted birch wood garden room opens directly onto the patio and features an oak lintel and support with pine beams enhanced by inset stained glass windows, a stone flagged floor, and for those colder evenings, a wood stove.

KITCHEN | The kitchen is fitted with a range of Shaker style cabinets in a grey colour washed finish with complementary cupped door furniture to include a glazed display cabinet, contrasting composite work tops with matching upstands, inset ceramic double Belfast sink, space for a range style cooker currently housing a Rangemaster Infusion with a five ring induction hob, space for washing machine or dishwasher, partial exposed stone walling to one wall, double glazed window to the rear aspect with oak lintel over offering views across the garden to the field beyond, inset spotlights, stone flagged floor, radiator, understairs storage cupboard. A latched door opens into:

UTILITY ROOM | Double glazed window to the rear aspect with oak lintel over, stable style door opening onto the side patio, wooden worktop, space for a fridge/freezer, space for washing machine, inset spotlights, radiator, stone flagged floor.

FIRST FLOOR

LANDING | Double glazed window to the rear aspect with an outlook over the fields to the rear, fitted linen cupboards, loft access, radiator.

DUAL ASPECT BEDROOM ONE | This bedroom has a vaulted ceiling with exposed beams and enjoys a double aspect to the front and side, radiator.

BEDROOM TWO | Double glazed window to the front aspect, with oak lintel over, radiator.

BEDROOM THREE | Double glazed window to the front aspect with oak lintel over, radiator.

FOUR PIECE FAMILY BATHROOM | The bathroom is fitted with a four piece suite to include a panelled bath with overhead shower attachment, lavatory, wash hand basin, corner shower cubicle with thermostatic shower mixer, inset spotlights, extractor

fan, towel radiator, frosted double glazed window with oak lintel over.

OUTSIDE

FRONT | The cottage is set back from the road and is approached via a block paviour driveway providing off street parking for several vehicles. A shaped lawn is surrounded by flower bed borders and a flowering cherry tree. Access to the side and:

OUTBUILDINGS COMPRISING:

PIGGERY | Corrugated roofing, stone flagged floor, oil cylinder. **ATTACHED LOG STORE.**

REAR GARDEN | A large patio adjoins the westerly side of the property running the length of the cottage and providing an excellent position from which to enjoy Llanymynach Brook which runs alongside. The garden provides a delightful outlook over the surrounding field with a lawn that wraps around two sides of the cottage and leads to a further patio adjoining the garden room from where the evening sunsets can be seen. The side patio leads to the front of the house, in addition to access on the east boundary. External Worcester oil boiler (installed 2020).

GENERAL

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

Services | Oil fired central heating, private drainage (septic tank) mains water and electric are connected to the property.

Council Tax | Band G (Monmouthshire County Council)

EPC Rating | Band F

Flood Risk | High flood risk from rivers or surface water according to Natural Resources Wales See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number WA389763. 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. See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | No indoor coverage See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents

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Floorplan



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