



Estate Agents

Taylor & Co

Abergavenny

Llanwenarth

Abergavenny, NP7 7EP

Asking Price
£500,000

Llanwenarth

Abergavenny, Monmouthshire, NP7 7EP

Rural Location in the Brecon Beacons National Park yet just 1.5 Miles from the Centre of Abergavenny | Fine Views over Llanwenarth Citra and towards the Bloreng
Large Detached Family Residence with just under 2,000 sqft (180 sqm) of Accommodation | Sitting in Grounds of just under 1 Acre
Triple Aspect Living Room with Oak Flooring & Doors Opening into a Large 21' (6.6M) Kitchen/Diner Fitted with Vintage Poggenpohl Units | Utility Room & Boot Room
Three Double Bedrooms, Two Bath/Shower Rooms, Potential to Create an En-suite if Required | Sunroom overlooking Glorious Gardens Bursting with an Array of
Specimen Trees & Plants | Sweeping Driveway with Detached Double Garage with Integral Workshop & Gardener's WC | No Onward Chain

This substantial family home is positioned on the fringes of the Brecon Beacons National Park in a stunning rural position and enjoys superb views over the Vale of Usk towards Llanwenarth Citra and the Bloreng. Approached via a long and sweeping driveway and sitting in private and secluded grounds of just under an acre, this residence is surrounded by a glorious gardens featuring a Japanese water garden and an arboretum of specimen trees and plants which perfectly suit their natural setting.

Arranged over two floors spanning almost 2,000 sqft, all the principal rooms are dual aspect with some being triple and have views over the gardens and the surrounding fields and hillside. To the ground floor, the kitchen, hall, and triple aspect reception room feature oak flooring with a broad triple aspect sunroom opening into the garden. The three spacious double bedrooms are served by two bath/shower rooms with the potential to create an en-suite if so desired.

This home will suit buyers who are looking for a perfect home/work environment with adaptable living spaces. The utility room and detached double garage giving the opportunity for re-design to suit.

Purchasers are advised to read the important note regarding the geographical positioning of this house in relation to the nearby River Usk.

SITUATION | The nearby town centre of Abergavenny is just 1.5 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. 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 (further local information is available at www.visitabergavenny.co.uk.)

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 4 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; Monmouth with its first class Haberdashers schools is an easy drive of just 25 mins away.

ACCOMMODATION

TRIPLE ASPECT LIVING ROOM | Double glazed windows to three sides, wood floor, double glazed door into side porch, fireplace with open grate, radiator. A set of broad glazed double doors opens into:

KITCHEN/DINING ROOM | Two double glazed windows to the side aspect, double glazed window to sunroom, the kitchen is fitted with a range of vintage Poggenpohl wall and base level units in a white finish with complementary door furniture to include a breakfast bar, drawers and storage cabinets, cookery book shelving and corner cupboards, including carousel units, worktops with inset 1½ bowl sink with mixer tap, 4 ring Blanco gas hob with extractor hood and stainless steel shelving above with Neff oven beneath, breakfast bar area with light above, inset Miele dishwasher, inset fridge, inset spotlights, wood floor, two radiators. A double glazed door opens into:

TRIPLE ASPECT SUNROOM | Large double glazed windows to three aspects, two Velux windows, wall light points, radiator, power points.

FROM THE KITCHEN/DINER A SET OF GLAZED DOUBLE DOORS OPENS INTO A HALLWAY | Oak

staircase with glazed balustrade, wood floor, double glazed window to rear aspect, radiator.

DOUBLE ASPECT UTILITY ROOM | Fitted with a comprehensive range of wall and base level units, laminate worktops with inset sink unit, space for washing machine and tumble dryer, space for full height fridge freezer, floor standing Greenstar Camray 18/25 boiler with time control unit, large airing cupboard with shelving and hot water cylinder, double glazed windows to two aspects, partly tiled walls, tiled floors.

SIDE LOBBY | Cloaks hanging space, frosted double glazed doors to the garden, tiled floors, door to **BOOT ROOM/ UTILITY STOREROOM** with lighting and power.

GROUND FLOOR BATHROOM | Fitted with a white suite to include a panelled bath with overhead thermostatic shower mixer, pedestal wash hand basin, lavatory, ladder towel radiator, shaver point, tiled walls, tiled floor, frosted glazed door.

FIRST FLOOR

LANDING | Double glazed window to the rear aspect loft access, wood floor, radiator.

TRIPLE ASPECT BEDROOM ONE | Vaulted ceiling with beams to ceiling, double glazed windows to three aspects enjoying views towards the Blorenges and over the surrounding hillside, wood flooring, two radiators, frosted glazed panelled door.

TRIPLE ASPECT BEDROOM TWO | Double glazed windows to the three sides with far distant views across the countryside to Llanwenarth Citra and

the hillside beyond, loft access, fitted bedroom furniture to include wardrobes and chest of drawers, wood flooring, radiator, frosted glazed panelled door.

DUAL ASPECT BEDROOM THREE | Enjoying views towards the Blorenges and across to Llanwenarth Citra from double glazed windows to two aspects, fitted bedroom furniture to include wardrobes, dressing table and chest of drawers and window seat, wood flooring, frosted glazed panelled door.

SHOWER ROOM (affording potential for an en-suite to one of the bedrooms) | Fitted with a white suite to include a large shower cubicle, two pedestal wash hand basins, lavatory, two ladder towel radiators, shaver point, extractor fan, inset spotlights, tiled walls, tiled floor, frosted glazed door.

OUTSIDE

FRONT | The property is set well back from the lane behind an attractive high stone wall, providing great privacy and seclusion to the house. Approached by a long sweeping driveway which leads through the gardens to the garage, there is extensive off road parking for an extensive number of vehicles with a turning circle enabling easy ingress/exit.

DETACHED GARAGE 20'0 (6.1M) x 19'0 (5.8M) | Electric remote controlled garage door, pedestrian door, water tap, power and lighting. Door to rear storage with access to separate **WC**.

GARDENS | A veritable arboretum, the glorious park-like gardens which surround this beautiful

home are simply brimming with an abundance of specimen trees and flora. The gardens are a particular feature of this family home and have been meticulously planned to create lawned gardens surrounded by an abundance of flowerbeds to include a water garden and a lily pond with summerhouse. The gardens wrap around the house with pathways interspersed throughout, linking secret areas ready to be re-discovered and enjoyed and populated with an outstanding number of plants to delight in. The outside spaces for this residence are a gardener's dream and will be sure to attract both amateurs and keen gardeners alike.



GENERAL

Important Note | To the agent's knowledge, the property has flooded once at a time when it was unoccupied. Purchasers should make their own enquiries in this regard.

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, mains water.

Council Tax | Band G **EPC Rating** | Band F

Viewing Strictly by appointment with the Agents
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Reference AB41









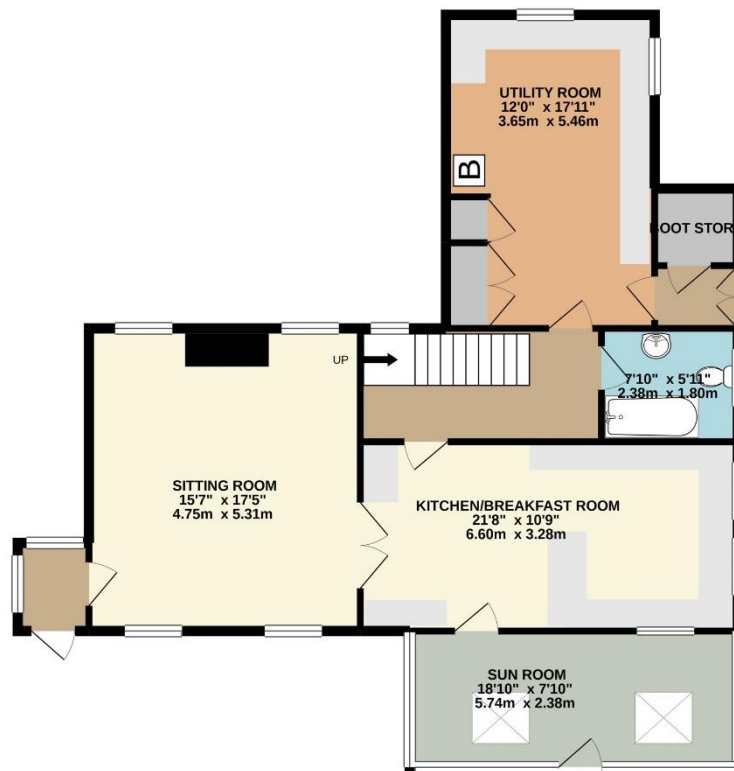
Floorplan

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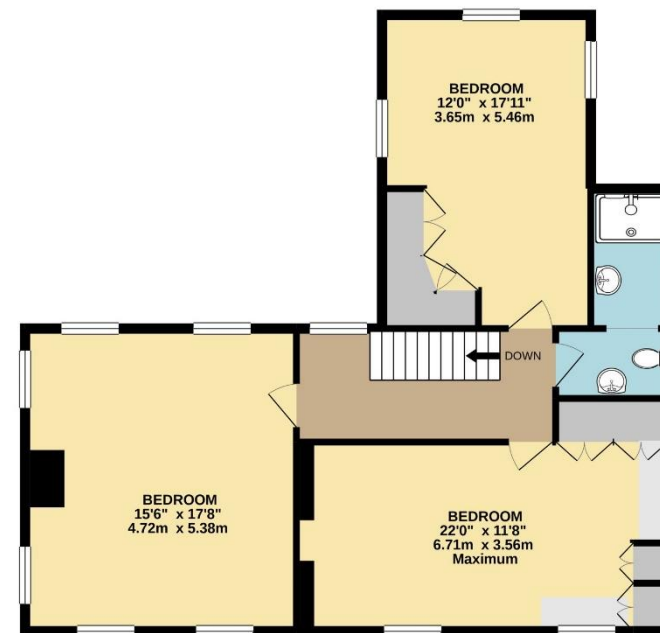
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GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.