



CYSGOD Y GAER

Llanvihangel Crucorney NP7 7LJ



Cysgod y Gaer
Llanvihangel Curcorney
Abergavenny
NP7 7LJ



With breathtaking views of the Skirrid from most of the principal rooms, a beautifully converted and presented curtilage listed barn, offering comfortable and adaptable living space together with garaging and attractive gardens.

Offers in Excess of £850,000

Situation and Description

This outstanding property occupies a slightly elevated position at the base of Bryn Arw, within the Brecon Beacons National Park. Originally part of a medieval Grade I listed house, Cysgod Y Gaer is the larger of two converted barns and enjoys magnificent views over the valley to the Skirrid, known locally as the 'Holy Mountain'. The market town of Abergavenny lies just over 4 miles away and is often referred to as the gateway to Wales. Very much a thriving market town, it offers an excellent range of facilities, including Waitrose, along with a train station and excellent road links via the A449 and A40 to the motorway network, allowing access to Bristol and Cardiff within approximately one hour. To the north the cathedral city of Hereford offers further facilities, and the market town of Monmouth is also within easy reach.

Cysgod Y Gaer offers exceptional living space which is both practical and versatile. Seamlessly blending character with contemporary design, it has a wealth of features, along with under floor heating throughout the ground floor, modern glazed windows, allowing plenty of natural light, modern oak joinery, a luxurious master bedroom suite and comfortable family or guest suites. From most of the principal rooms there are uninterrupted views to the Skirrid, which provides a spectacular backdrop to this already unique property.

On arrival a front door leads into an entrance hall with modern flagged floor with steps up to an inner hall and then to a spacious and well-appointed kitchen/breakfast room which is undoubtedly the main hub of the house and a natural place for the family to gather. Extensively fitted and offering plenty of cupboard and workspace, there is a large central breakfast bar and workstation, and appliances include a Rangemaster Delux cooker, built in dishwasher, integral fridge, and deep fill sink. Windows overlook the rear gardens, and a door also provides direct access to outside. Next door the stunning drawing room is a huge space and ideal for entertaining, with high vaulted ceiling, exposed timbers, flagged floor and stone fireplace with woodburner. Large full height windows and doors to both front and rear allow light to stream in.

The bedroom accommodation is arranged over two floors, making it highly versatile for extended families. On the ground floor there are

three double bedrooms all with their own en suite shower, or bathroom and all have direct access to the gardens through bi-fold doors which make the most of the beautiful views. The ground floor space is supported by a useful utility room, cloakroom and boiler/plant room.

From the inner hall an oak staircase leads up to a first-floor master bedroom suite, which again oozes character, with a vaulted ceiling and exposed beams. A roof light enjoys lovely views and there are fitted cupboards/wardrobes on two sides. The remaining space is taken up by a dressing area and luxury en suite bathroom, which includes a freestanding deep fill bath.

Outside

The property is approached from a small lane by a long driveway which leads up to the house. The drive is owned by Cysgod Y Gaer and allows a right of way for the neighbouring barn as well as occasional field access. A gate opens onto a private driveway and parking area to the side of the barn which gives access to a detached double garage with one open and one closed bay, as well as garden storage on one side and a greenhouse to the rear. The gardens to the front of the house are laid to lawn and gently slope away from the house. They continue past the garage and down the drive where there are a number of fruit trees and a small stream.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Services and Considerations mains water and electricity, private drainage, oil fired central heating. Underfloor heating to ground floor.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor.

Council tax band G.

EPC: n/a (Listed).

Broadband = Fibre optic.

Mobile phone coverage 4G.

Tenure freehold.





Entrance hall, kitchen/breakfast room with supporting utility room





Impressive drawing room with fitted woodburner and vaulted ceiling



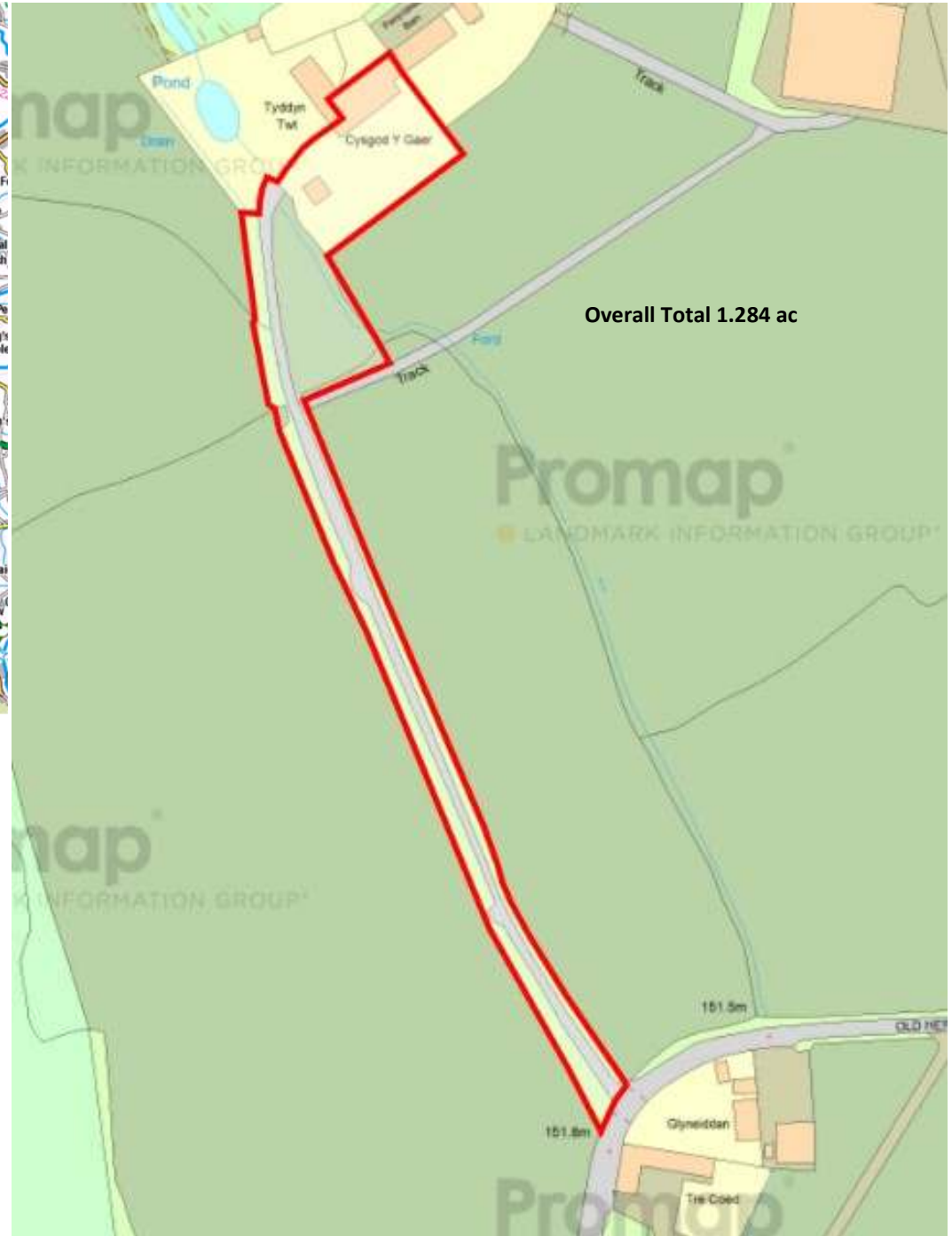
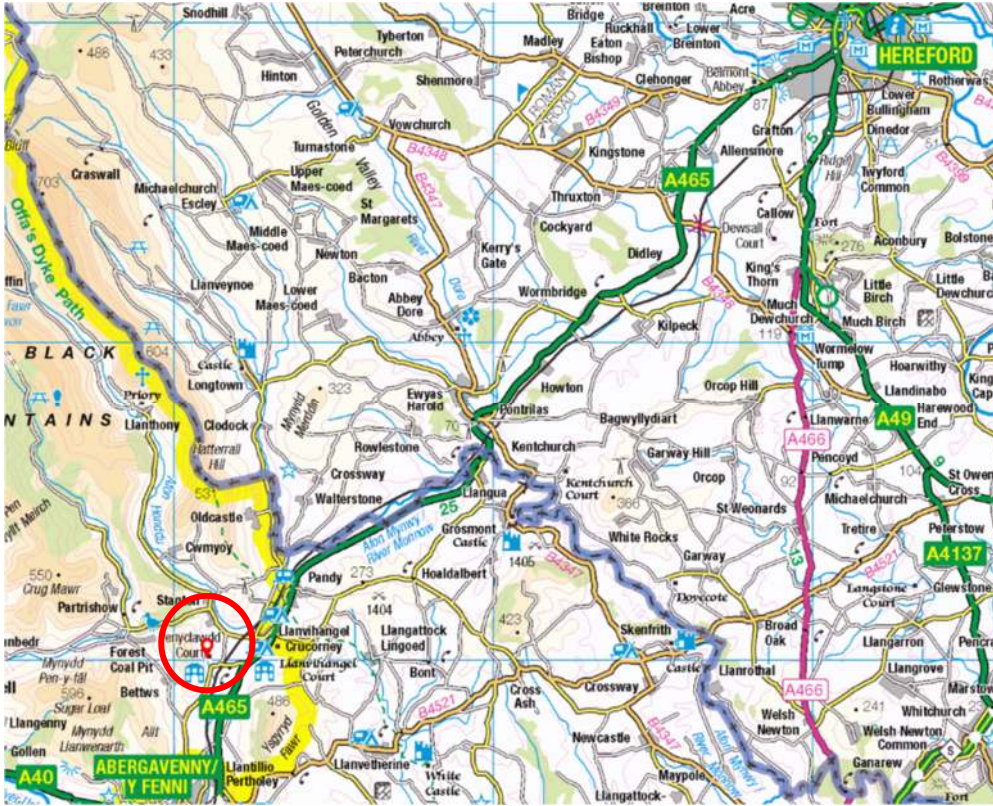
Stunning master bedroom with bathroom





Four double bedrooms overall, with three en suites and separate bathroom





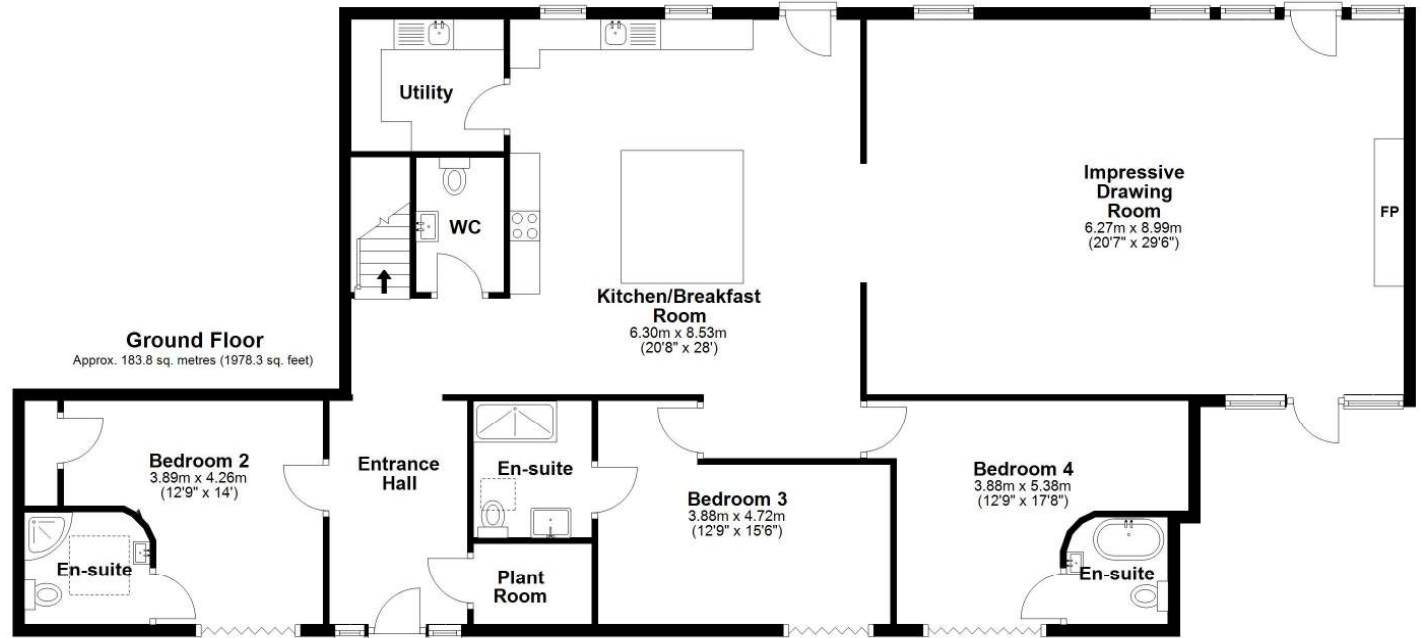
Directions

///wanting.optimists.aware - NP7 7LJ

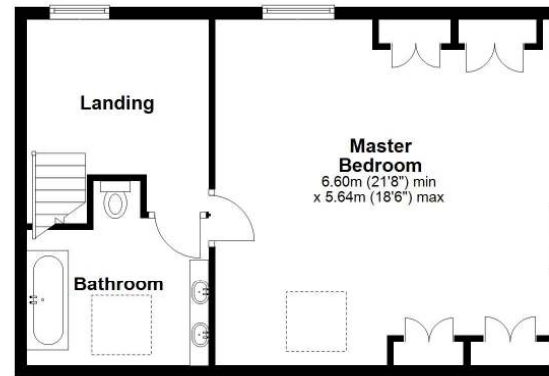
From Abergavenny take the A465 towards Hereford and proceed for approximately 4 miles. Just before reaching Llanvihangel Crucorney turn left onto Old Hereford Road signposted Pantygelli and follow the lane crossing over the railway line and continue past the houses on the left. Take the next right-hand drive just before the bend and Cysgod Y Gaer will be found on the right-hand side at the top of the drive.

Distances from NP7 7LJ

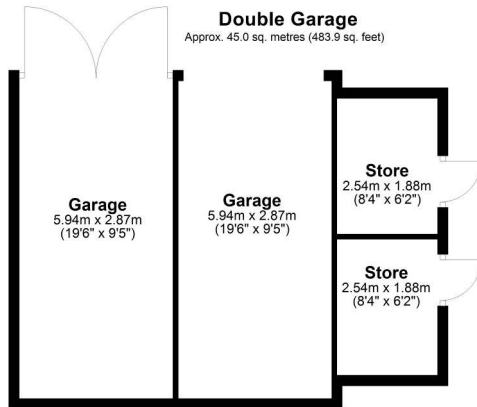
- Hereford 19.8 miles (approximately 32 minutes)
- Abergavenny 4.1 miles (approximately 10 minutes)
- Monmouth 22.7 miles (approximately 30 minutes)
- Newport 23.6 miles (approximately 38 minutes)



First Floor
Approx. 50.7 sq. metres (548.1 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

rightmove

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Fantastic outside space, to include double garaging and picturesque stream

