



CROSS ASH, ABERGAVENNY

Guide price **£700,000**



THE OLD POST OFFICE

Cross Ash, Abergavenny, Monmouthshire NP7 8PL



The village of Cross Ash sits between Abergavenny and Monmouth, in an area renowned for its rolling countryside and traditional stone houses, affording endless walks to enjoy. It has a well-regarded primary school and the village hall serves as a hub for community events. Monmouth town centre is just a 15-minute drive away with a charming high street with local shops, cafes and restaurants with well-known retailers such as Marks & Spencer and Waitrose. The market town of Abergavenny, gateway to the Black Mountains, is also a 15-minute drive away with similar amenities.

The primary school of Cross Ash is in the catchment area for the excellent Monmouth Comprehensive School making this a great option for a family. There are also a number of private schools in the area and beyond including the Haberdasher's Monmouth Schools. The property enables easy commuting with great road links to the A40 and M4 and from Abergavenny excellent rail links to Cardiff, London and the North.



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KEY FEATURES

- Five-bedroom detached family home
- Beautiful views towards the Monmouth countryside
- Former Post Office with original features
- Accommodation set over three floors
- Set in just under an acre of grounds
- Driveway parking and outbuildings



STEP INSIDE



The Old Post Office, set in grounds approaching an acre, is a stunning three-story detached property brimming with history and character. With a southerly rear aspect, it offers breathtaking views across fields and open countryside towards Monmouth. Retaining many original features, this home has been a cherished family residence for the current owners over the past 20 years.

Upon entering from the driveway, you are welcomed into a charming entrance area, historically known as the "Bread Oven," a nod to the days when fresh bread was baked on the premises

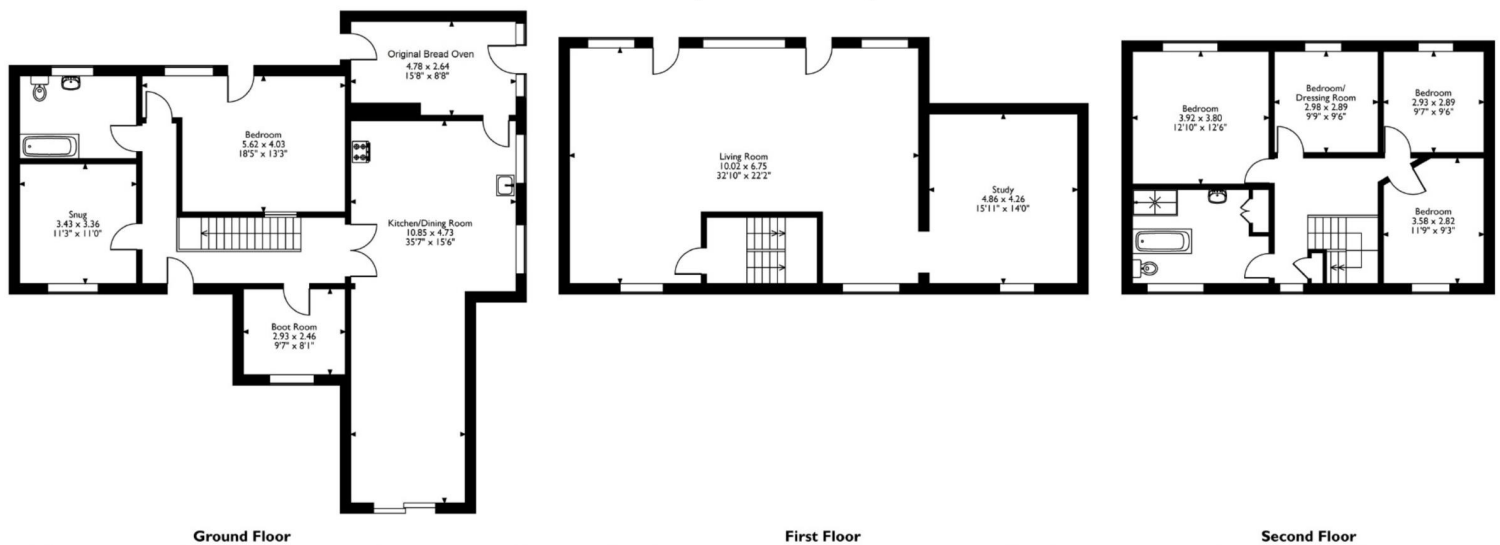
A door leads to the front of the property, with another opening into the spacious kitchen/dining room. The farmhouse style kitchen is fitted with range of pine base units with worksurfaces over, plumbing for dishwasher and space for fridge/freezer and range style cooker.

The kitchen opens to the large dining area which has a sliding patio door to the rear terrace, enjoying beautiful views across the gardens to open countryside.

The inner hallway gives access to all ground floor rooms and houses a feature stone staircase to the first floor. Off the hallway, there is a convenient boot room and access into the cosy snug room overlooking the rear garden.

The ground floor has a large bedroom with its own access to the gardens. This room would be a great option for multi-generational living with a stylish bathroom with free standing bath adjacent to the bedroom.

The Old Post Office, Cross Ash, Abergavenny
Approximate Gross Internal Area
278 Sq M/2992 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, the impressive living room houses many original features and is a magnificent size. This room is flooded by natural light with five dual aspect windows to the front and rear, taking full advantage of the incredible elevated views of the Monmouthshire countryside. This space houses an ornate marble-style fireplace with a stone hearth, a cast iron grate, and original shop shelves, adding to its overall charm. There are also two doors that can give access to the front from first floor walkways.

Further from the living room, there is a generously sized study with exposed beams, perfect for those working from home.

Stairs from the first floor landing lead to the second floor giving access to four double bedrooms.

The principal bedroom overlooks the front aspect along with bedrooms three and four, one of which is currently used as a convenient dressing room. Bedroom two has a window overlooking the beautiful rear gardens and spectacular views beyond.

Finally, there is a family bathroom with a sympathetically refurbished Victorian roll-top freestanding bath, separate shower cubicle, wash hand basin, WC and storage cupboard.

STEP OUTSIDE



The property is set in just under an acre of gardens and grounds, with a large parking area at the front, capable of accommodating multiple vehicles. To the rear, a paved sun terrace offers a perfect spot to enjoy the extensive gardens, benefiting from a southerly aspect and picturesque views of the open countryside. The gardens are primarily laid to lawn, with a small stream running along the far end, and are beautifully landscaped with a wide variety of mature shrubs and trees.

In addition to the gardens, there are two outbuildings. At the rear and attached to the house there is a substantial workshop with storage rooms which did have planning permission at one time for conversion to residential use, but this has now lapsed. The workshop also has power and light installed. To the front there is another stone-built store room (no power and light).

INFORMATION

Postcode: NP7 8PL

Tenure: Freehold

Tax Band: H

Heating: Gas LPG

Drainage: Private

EPC: G





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road around left onto Blestium Street. At the roundabout, take the second exit over the bridge and at the traffic lights turn right onto Cinderhill Street. Follow the road and take the second exit over the first roundabout onto Rockfield Road. At the next roundabout, take the second exit towards Rockfield village. After one mile turn right, signposted towards Newcastle. Continue on this road for four miles then turn left, signposted to Cross Ash. After 1.8 miles turn left at the crossroads, signposted to Cross Ash. Continue on this road for one mile and the driveway to The Old Post Office will be found on the left hand side before the green.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	13	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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