



The Carriage House
Merthyr Road | Llanfoist | Abergavenny | NP7 9LR

KEY FEATURES

- Detached house with lots of character
- Attractive courtyard front garden
- Woodland area to the rear
- Semi-rural location within the Bannau Brycheiniog (Brecon Beacons) National Park
- Within easy reach of local amenities and road links



DOWNSTAIRS

Entering through the porch, you will reach the main living area, which comprises a spacious sitting room with period features including exposed ceiling beams and an impressive inglenook fireplace with a gas fired woodburning effect stove with wooden beam lintel above and stone surround and hearth. Vertical wooden beams provide a partial and subtle division between the sitting and dining area which has a pretty box bay window which allows for natural light to flow through. Leading from the dining room is a traditional country style kitchen equipped with a range of cupboards and tiled worksurfaces. Stepping down from the kitchen is a useful utility area and a modern shower room with spacious shower enclosure, crisp white wall tiles and Belfast style sink. There is a smaller sitting room, with an attractive decorative cast iron open fireplace and stairs that rise to a separate first floor bedroom featuring heavy wooden A-frames, and Velux style windows. This area, with its own private entrance could be used as either an annexe, work from home office or a guest suite. Completing the ground floor accommodation is an additional entrance at the westerly aspect of the house which opens into second hallway which provides access to another downstairs W.C and to the stairs which lead to the first floor.









UPSTAIRS

From the first floor landing are two spacious double bedrooms, both with built in storage and with their own en-suite bathrooms. Each room has two cottage style windows allowing for plenty of light to flow through. Stairs rise to the second floor where there is another double bedroom with wooden A – Frame which is also equipped with its own en-suite bathroom.





OUTSIDE

Approached via a shared driveway, The Carriage House sits behind a high level stone wall which provides a level of privacy to the fore. The block paved front courtyard presents a wonderful area for al fresco dining and has been fashioned by the current owners with an array of potted and mature shrub plants. To the rear of the property, steps rise to a woodland area, shaded by a canopy of mature trees with a diverse array of foliage, presenting a picturesque area that changes with the seasons.

Parking: To the south-westerly aspect of the property there is a parking area in front of a large double width carport with pitched roof.







LOCAL AREA

The village of Llanfoist is on the fringes of the Brecon Beacons National Park and offers local amenities including a restaurant, school, post office and a village hall hosting a range of activities. The Brecon and Monmouth Canal skirts the village and much work has been done to improve local walkways and footpaths so that the surrounding countryside can be easily accessed and enjoyed. The national cycle route (routes 46 and 49) can be found a short distance from the property. The nearby town of Abergavenny offers a wide range of amenities including shops, supermarkets, secondary school, banks, doctors, dentists, theatre, cinema, library and local general hospital. The town has a leisure centre with swimming pool and the surrounding area is now well known for its many high quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of road links (A40/A449) to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford.

Directions: From Abergavenny take the Merthyr Road and upon reaching the roundabout by Castle Meadows, proceed over the bridge and at the next roundabout (Waitrose opposite) go straight over towards Llanfoist (B4246). Follow the road through the village for approximately half a mile, passing through the speed restrictions continue along the road, as you approach a bus stop on the right hand side there will be a turning left onto a private lane, take this turning and the Carriage House will be found shortly on the left hand side.



INFORMATION

Asking Price: Offers in excess of £600,000

Local Authority: Monmouthshire Country Council

Council Tax Band: G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: D

Tenure: Freehold

Services: We understand that mains electricity, gas, water and drainage are connected to the property. There are electric storage heaters in the second floor bedroom.

Broadband: Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: 02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

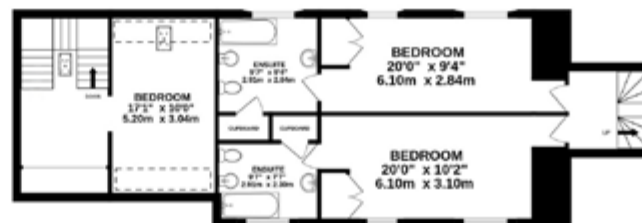
Title: Property is registered under title number WA318519, a copy of which is available from the agent.

Agent's Notes: The private lane to the property is owned by neighbouring properties, The Carriage House and neighbouring properties have a right of way to use this lane and are responsible for contributions to repair liability with the neighbouring properties. The Carriage House has a right of way over a pathway which separates the property with a neighbouring property to access a water stop cock and to maintain the south-easterly aspect of The Carriage House. Please note all information will need to be verified by the buyer's solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



2ND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



THE CARRIAGE HOUSE, LLANFOIST, ABERGAVENNY, NP7 9LR

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TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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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SCAN TO VIEW VIDEO
OF HOUSE



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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