



Ty-Corner
Llanvihangel Gobion | Abergavenny | Monmouthshire | NP7 9AY

FINE & COUNTRY

SELLER INSIGHT

“*Ty-Corner has been our cherished family home for over 38 years. The house is a light and bright sanctuary, offering the perfect blend of comfort and tranquillity.*

Our home has an abundance of birds visiting its surroundings all year round. Our family and friends always enjoy the walk along river Usk where we've often spotted kingfishers and otters. The views from the house and garden are simply breathtaking, with the Blorenge, Sugarloaf, and Skirrid mountains painting a picturesque backdrop.

Living here, we've enjoyed the best of both worlds – the peace and seclusion of the countryside, yet the convenience of being close to Abergavenny, Monmouth, and Usk.

Commuting has always been a breeze with easy access to the M4 and the Abergavenny train station, which offers great connections. We've also loved the local amenities, including amazing pubs like Clytha and the renowned annual Abergavenny food festival.

The nights here are magical, with fantastic star gazing opportunities with no light pollution.

Ty-Corner has provided us with countless happy memories, and we hope that the next owners will find as much joy and contentment here as we have.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



KEY FEATURES

- A beautiful country home offering an eclectic mix of traditional features and contemporary design
- Stunning vaulted entrance hall with mezzanine over
- Open plan kitchen/dining/family room with high quality fittings
- Traditional sitting room with fireplace and log burning stove
- 3 bedrooms, one en-suite and family bathroom
- Separate detached building with ancillary accommodation
- Set in just under an acre of gardens and grounds
- Rural location with spectacular views
- Excellent access to major road and rail links



GROUND FLOOR

Step into the impressive entrance hall with vaulted ceiling, glazed panels, turned wooden staircase rising to the first floor mezzanine and stained glass double doors to the sitting room on one side and the kitchen/dining/family room on the other. The entrance hall is flooded with light and sets the tone for the remainder of this beautiful house and its stunning interior. The sitting room forms part of the original cottage and is a cosy room with much character and charm, the original fireplace and bread oven are features of the room and in keeping with the Scandinavian twist, a contemporary log burning stove complements the period features. The open plan kitchen/dining/family room really is the heart of the home. A spacious and light room, with views across the garden to the countryside beyond, has been thoughtfully designed to be both functional and aesthetically pleasing. The bespoke Chalon kitchen is comprehensively and stylishly fitted with a range of painted wooden base and wall cupboards and a central island with granite and solid teak worksurfaces over. The kitchen is completed by integral appliances including a modern 'Lacanche' range cooker. A porcelain tiled floor, with underfloor heating, complements the kitchen design and flows through to the dining/family area. The dining area, with space for a large farmhouse style table, is positioned to enjoy the countryside views, there is also space for a sofa, a perfect place to enjoy a morning coffee. Adjoining the kitchen is a glazed conservatory with doors opening to the terrace and garden. The conservatory is an ideal space to entertain guests and enjoy family get togethers. The ground floor accommodation is completed by a useful utility/boot/laundry room and W.C.









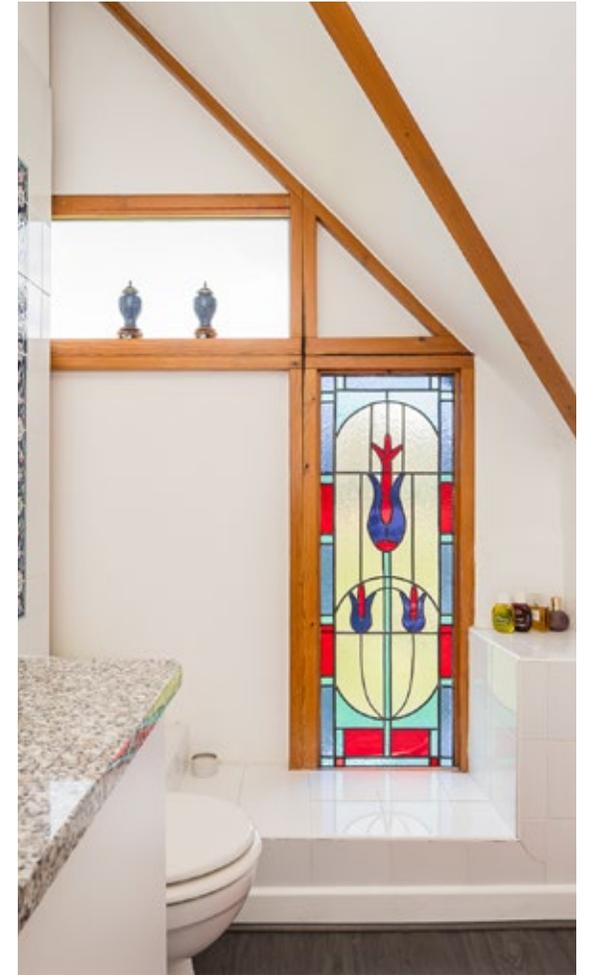


FIRST FLOOR

A wooden staircase, with turned balustrade, rises from the entrance hall to the first floor mezzanine landing. The mezzanine is an ideal place for a desk or sofa, is spacious and light and provides access to the bedrooms and bathrooms. The spacious principal bedroom has dual aspect windows and an en-suite shower room, to the opposite side of the landing are two further bedrooms and a modern family shower room with twin basins. The views from the first floor extend to the front, side and rear across the garden, open fields and countryside beyond.

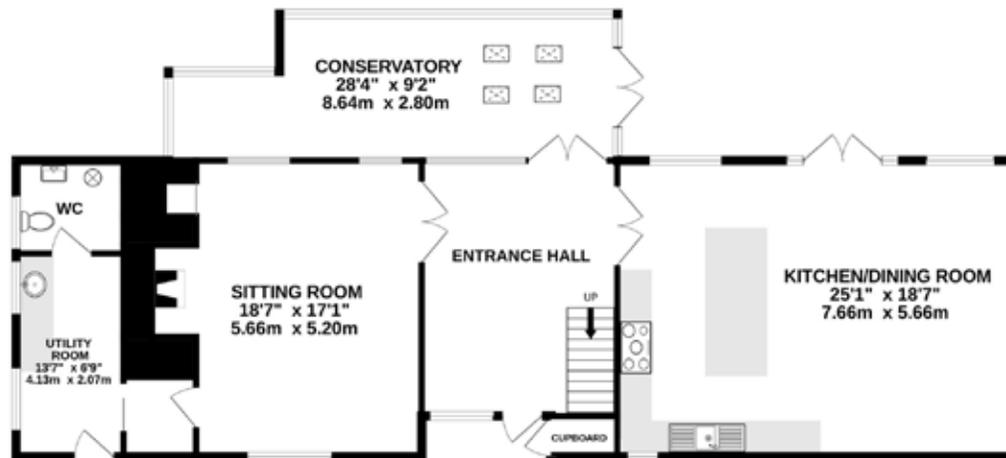




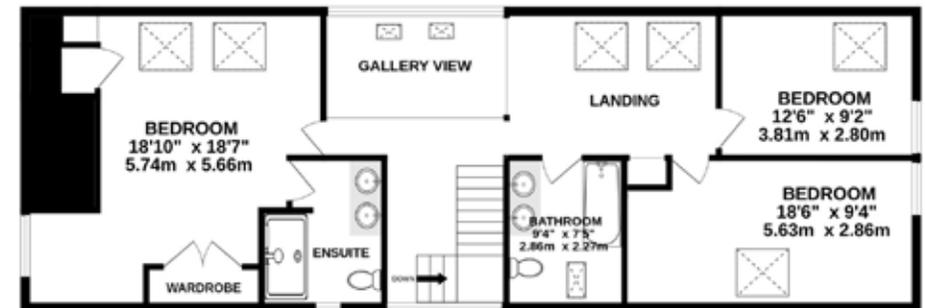




GROUND FLOOR
1345 sq.ft. (124.9 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TY CORNER, LLANVIHANGEL GOBION, NP7 9AY



TOTAL FLOOR AREA : 2348 sq.ft. (218.2 sq.m.) approx.

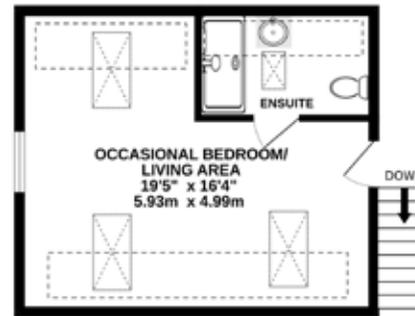
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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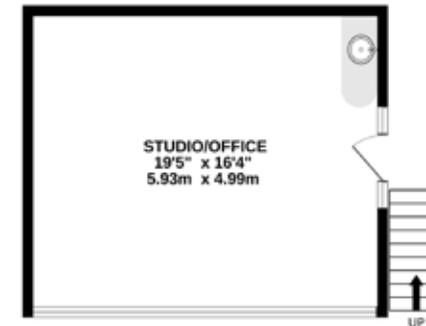
ANNEXE

Across the driveway from the house is a modern detached two storey timber clad building with glazed doors to the front, fitted with full height wooden 'shutter style' doors. The ground floor is presently configured as a study/studio with glazed windows to the front affording views across the garden towards open countryside. An external staircase leads to an open plan living area/bedroom and en-suite shower room. The annexe is perfect for working from home, an artist's studio, a holiday let (subject to any necessary consents) or guest accommodation.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



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TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.

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OUTSIDE

Ty-Corner is approached off a country lane with a private driveway and parking for several vehicles. The house sits in just under an acre of gardens and grounds comprising level lawns, wild meadow, a pretty lily pond, mature plants and trees and terraces which make the most of the views across the surrounding countryside. To one side of the annexe is a storage area and vegetable garden. The garden and grounds are protected from river water by a grassed, reinforced and membraned bund which was constructed in 1999. The bund protects Ty-Corner from occasional flooding of the lane accessing the property.

Parking and Access: The private driveway, accessed via a five bar wooden gate, provides ample parking.









LOCAL AREA

Located in the pretty hamlet of Llanvihangel Gobion, equidistant between the historic town of Abergavenny and the picturesque, smaller town of Usk, both circa 6 miles. Both towns offer a selection of independent shops, restaurants, public houses, Dr and Dentist surgeries as well as other healthcare practitioners, gyms, pilates and yoga studios, tennis clubs and other leisure activities. The larger town of Abergavenny offers a wider range of amenities including primary and secondary schools including the new 'super' school, King Henry VIII, a library, cinema, theatre, a general hospital and leisure centre with swimming pool. Abergavenny and the surrounding area is well known for its many high quality restaurants and annual Food Festival which attracts circa 20,000 visitors per year. Access links to main A roads are within a few miles and a mainline railway station can be found on the fringe of Abergavenny. The property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys Road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol, London and the Midlands.

DIRECTIONS

Heading out of Abergavenny on the Monmouth Road, at the Hardwick roundabout, follow signs for the A465, take the first left hand turning. Upon approaching the left turning towards Hereford, bear right and take the left hand lane towards the B4598 signposted Usk. Continue on the B4598 for approximately three and a half miles and take the right hand turning signposted Usk. Continue for 400 yards take the first right towards St. Michael's Church (there is a small sign by the hedge). Continue past a house and the Church on your right hand side, the entrance to Ty-Corner can be found at the end of the lane.

INFORMATION



Asking Price: £950,000

Local Authority: Monmouthshire County 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: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold

Services: We understand that the property is connected to mains electricity and water. LPG fired central heating system. Underfloor heating to the ground floor. Drainage by private domestic treatment plant, which was installed in 2022. The property benefits from solar panels which are connected to the grid and return approximately £1,450 PA on an index linked basis until 2037. There is also an electric vehicle charging point.

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

Mobile: Three is likely both indoor and outdoor. EE and Vodafone are limited indoor and likely outdoors, O2 is unavailable indoor but likely outdoors. Please make your own enquiries via Ofcom.

Title: Title Number – WA207884. A copy of which is available from Fine & Country.

Agent's Notes: Ty-Corner is located in a flood risk zone, the property last flooded from river water over 35 years ago. The present owners who have lived in the property for 38 years decided in 1999, to have a bund built on the perimeter of the grounds to protect the property from river flooding. The bund was built professionally by a company of civil engineers and river water has never reached the height of the bund.

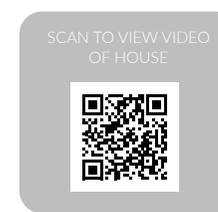
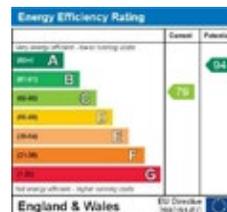
In 2020 Storm Dennis caused severe flooding across the UK and this was on the back of earlier storms in late 2019. The 2019 storms caused no flooding or damage to Ty-Corner however, during the 2020 storm the bund was breached at a very low level and it transpired that rabbits / rodents had penetrated the bund creating a hole / weakness. As a result, flood water from the field (not the river) seeped through the lower level of the bund which caused the ground floor of the house to flood, the detached annexe did not flood. The bund has been repaired and now includes a triple membrane with a mesh covering to prevent rodents / rabbits from being able to dig through the bank.

Ty-Corner is insured for flood risk and has not been subject to increased insurance premiums.

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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 01.04.25.

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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.



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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.



HEATHER COOK

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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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FOUNDATION



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