



Horseshoe Barn
Cwmyoy | Abergavenny | Monmouthshire | NP7 7NT

KEY FEATURES

- Beautiful village location within the Brecon Beacon/Bannau Brycheiniog National Park
- Former stone agricultural barn converted to an attractive home with much character
- Versatile accommodation with both ground and first floor bathrooms
- Open plan kitchen/breakfast room opening out onto a pretty front garden
- Sitting Room with double aspect floor to ceiling glazed doors and stone fireplace
- Separate study and dining room – study could be a ground floor bedroom
- Two staircases leading to first floor bedrooms with exposed timbers
- Set in circa 5 acres of gardens and grounds in peaceful location with stunning views
- Ample parking and hardstanding for several vehicles
- Separate garage and wooden stables



GROUND FLOOR

Step inside glazed doors into an impressive open plan kitchen/family room with a vaulted ceiling and exposed timbers. The kitchen is fitted with a comprehensive range of country style cream cupboards with wooden work surfaces over. The design and décor of the kitchen is complemented with a tiled floor and a Rangemaster cooker. To the front are the glazed doors and windows providing much light and enjoyment of the pretty front garden. Steps lead to a spacious dining room with ample space for table, chairs and dining room furniture. From the dining room is one of two staircases to the first floor and a door to a useful utility/ boot room with space for laundry appliances and storage. The house flows naturally with the dining room adjoining the enchanting sitting room, with its two sets of full height windows and glazed doors opening to the rear, flooding this room with light. The sitting room has a vaulted ceiling with exposed timbers and an impressive stone fireplace housing a wood burning stove. The doors to the rear open on to a private terrace and the delightful garden adjoining open fields. The doors to the front open onto the front garden and pretty cottage style courtyard. Continue from the sitting room to an inner hall (this area could be a separate annexe or incorporated into the main house as presently configured) with a door to the ground floor wet room, second staircase to two first floor bedrooms and a door to a study/ground floor bedroom with window to the front elevation.







FIRST FLOOR

The bedrooms are on the first floor and located via two separate staircases. All of the bedrooms retain much character with exposed timbers, windows or roof lights. The staircase from the dining room leads to the principal bedroom with ample storage, dressing room and en-suite bathroom. This room has a vaulted ceiling and a feature stone triangle set into the wall which adds to the character. The second staircase is located off the inner hall beyond the sitting room, this staircase provides access to two bedrooms, both with storage and character. The wet room to serve these two bedrooms is situated at the foot of the staircase.

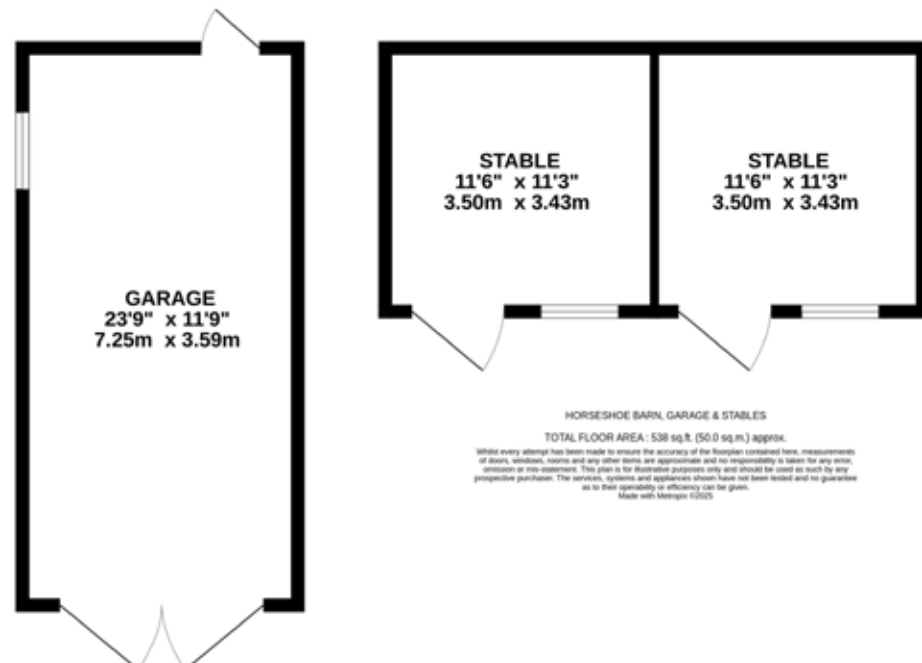




OUTSIDE

The house is approached via a 5 bar gate leading from the country lane and along a private driveway, a second gate opens onto the large parking area and garage. To the side of the parking area is the front courtyard garden and the front door to the barn. Part way along the driveway is an area with hard standing, ideal for parking a horse box or agricultural trailer. Beyond the driveway and adjoining the pasture paddocks, are two wooden stables. Immediately adjoining the house are mature, pretty gardens, path leads from the side of the house to the rear where a terrace is perfectly positioned to enjoy the gardens and views across open fields – a wonderful place to enjoy the peace and tranquillity of the location with a morning coffee or evening glass of wine. Beyond the garden are the level paddocks bordered by the river, ideal for livestock/horses. The gardens and grounds amount to circa five acres and comprise mature plants, trees and paddocks.

Parking and Access: Garage and driveway.









LOCAL AREA

The village of Cwmyoy offers a public house, a beautiful church and village hall. The historic Llanthony Priory is approximately five miles away and all along the valley are the most outstanding views and landscapes. The well-known 'book town' of Hay-on-Wye is around 17 miles away and offers not only a wide range of book shops but a number of individual shops, public houses and restaurants. The picturesque Powys town of Crickhowell which lies on the banks of the River Usk is some 11 miles away and the larger, historic market town of Abergavenny is approximately seven miles. The village of Llanvihangel Crucorney, approximately 1.5 miles, offers a local inn which is reputed to be the oldest pub in Wales, a garage and shop and access to the A465 Hereford Road. The A465 connects to the A40 and A449 at Abergavenny, and these A roads in turn link to the M5/M4 and M50 motorway networks. Main line railway stations can be found in Abergavenny and Hereford.

DIRECTIONS

From Abergavenny take the A465 towards Hereford, taking the left hand turning into the village of Llanvihangel Crucorney. Continue through the village and take the left hand turning immediately after the Skirrid Mountain Inn. Continue down the hill and bear left towards Cwmyoy. Continue for two miles, take the right hand turning alongside The Queens Head public house. Follow the lane for one mile, bearing left twice. The driveway to Horseshoes Barn is on the left hand side, the name of the house is signposted on the wooden gate. Continue through the gate, along the driveway to the second wooden gate for the entrance to the house.



INFORMATION

Asking Price: £825,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

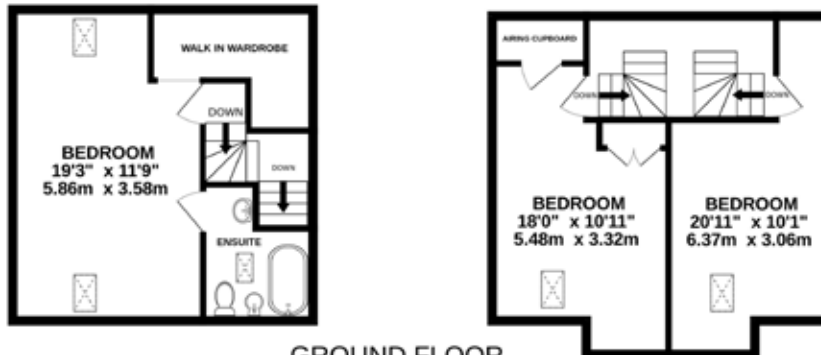
Services: We are advised that the property is connected to mains electricity, LPG gas, oil fired central heating. Private water supply (borehole shared with two neighbours) and septic tank drainage.

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

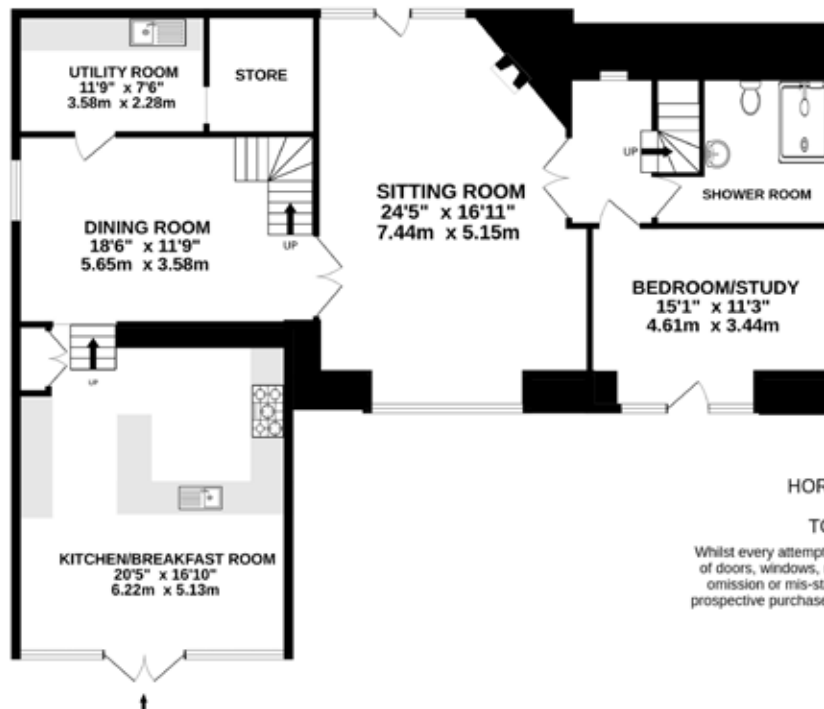
Mobile: EE, Three, O2 and Vodafone are all unlikely indoors. EE is likely outdoors, Three, O2 and Vodafone are limited outdoors. Please make your own enquiries via Ofcom.

Agent's Notes: Fine & Country are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.

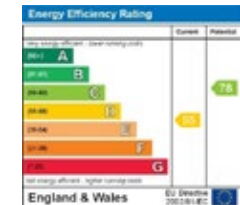


HORSESHOE BARN, CWMYOY FARM, CWMYOY, NP7 7NT

TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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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of the house



Agents notes: All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Fine & Country have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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*

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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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