

CHRISTIE

RESIDENTIAL

Box Tree Cottage, Old Monmouth Road, Abergavenny,

NP7 8BU

Price

£475,000





About this property

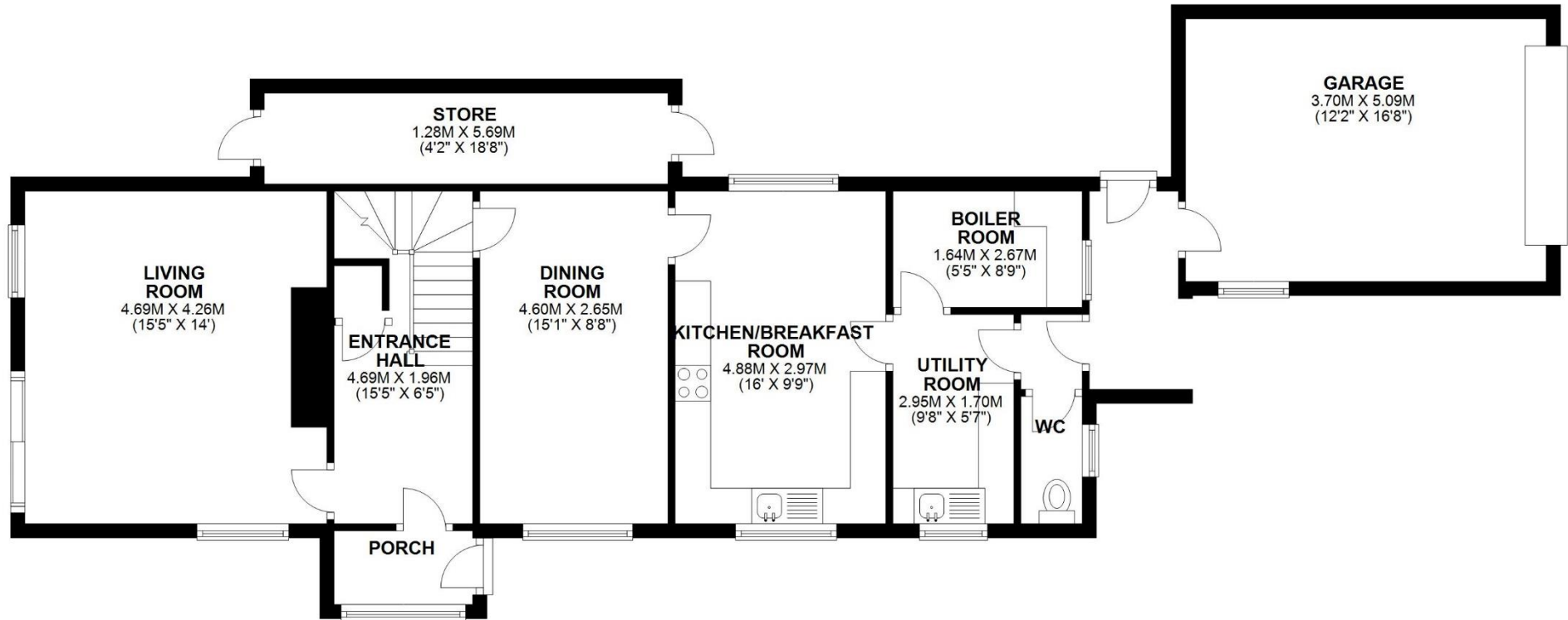
A detached four bedroom period cottage enjoying a picturesque countryside location in the rolling Monmouthshire countryside just outside the thriving market town of Abergavenny. While the property would benefit from some updating, it offers an excellent opportunity to create a charming home which enjoys generous proportions throughout. The ground floor accommodation comprises an entrance porch which leads to the central hallway, off which is the main reception room. This benefits from double aspect to the front and side with patio doors leading out to the garden. There is also a separate dining room next to which is the kitchen/breakfast room, giving undoubted potential of combining these to create a modern kitchen / family space. In addition, there is a utility room, downstairs WC, pantry storage and side entrance hall. Upstairs the light and airy landing opens to the principal bedroom, again with double aspect providing superb views over the garden and the fields to the front. There is a further large double bedroom off which is a similarly sized double. To fully benefit from the potential bedroom accommodation available these will require some reconfiguration. There is also a further single bedroom and a family bathroom. The cottage is accessed via a driveway providing parking for three cars and leading to the attached single garage. Attached to the rear is an 18' garden store. The mature and substantial garden is mainly to the side and accessed from the living room. It comprises a patio to the fore, providing an ideal area to entertain or just enjoy the fabulous countryside views to the front or of the Skirrid Mountain to the rear. The garden is split into two sections with the first largely laid to lawn framed by extensive array of mature shrubs, trees and well stocked beds. A path leads through a further area which includes a large area of lawn, flower bed and a historically productive vegetable garden. Offering a compelling blend of a rural location with wonderful views, potential, and a convenient location within easy reach of the wide ranging amenities of Abergavenny this property further benefits from no onward chain.

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.



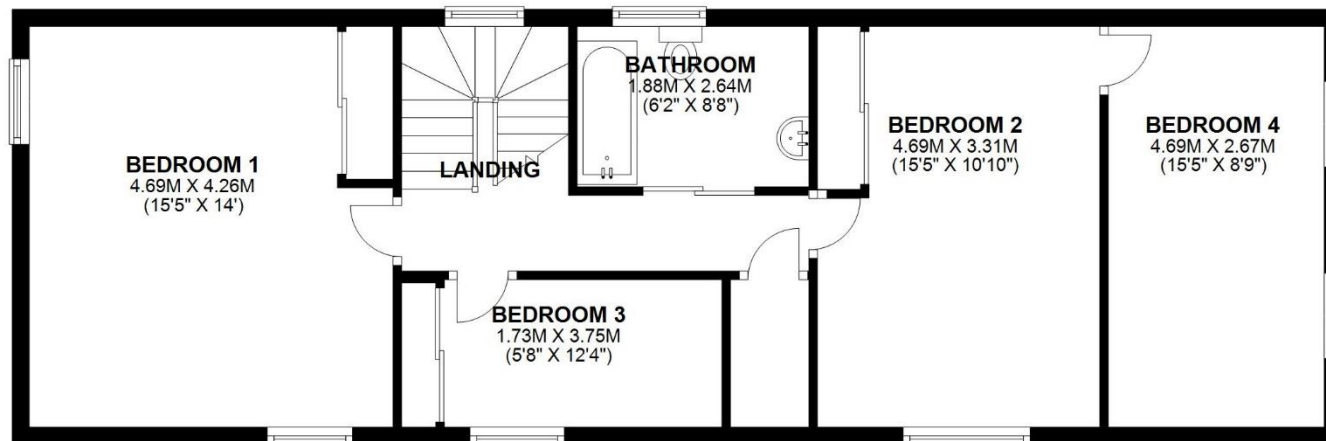
GROUND FLOOR

APPROX. 103.0 SQ. METRES (1109.1 SQ. FEET)



FIRST FLOOR

APPROX. 71.6 SQ. METRES (770.9 SQ. FEET)



TOTAL AREA: APPROX. 174.7 SQ. METRES (1880.0 SQ. FEET)



Directions

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north and take the first right into Lower Monk Street (B4233). Follow the road for 1.6 miles and the property can be found on the left hand side.

USEFUL information

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 11 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither Christie Residential nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, Christie Residential have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via Christie Residential, as owners' agents.