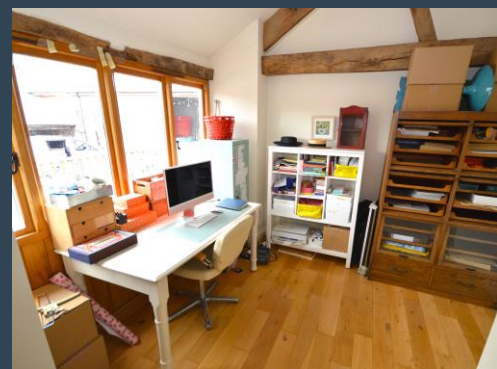


CHRISTIE

R E S I D E N T I A L



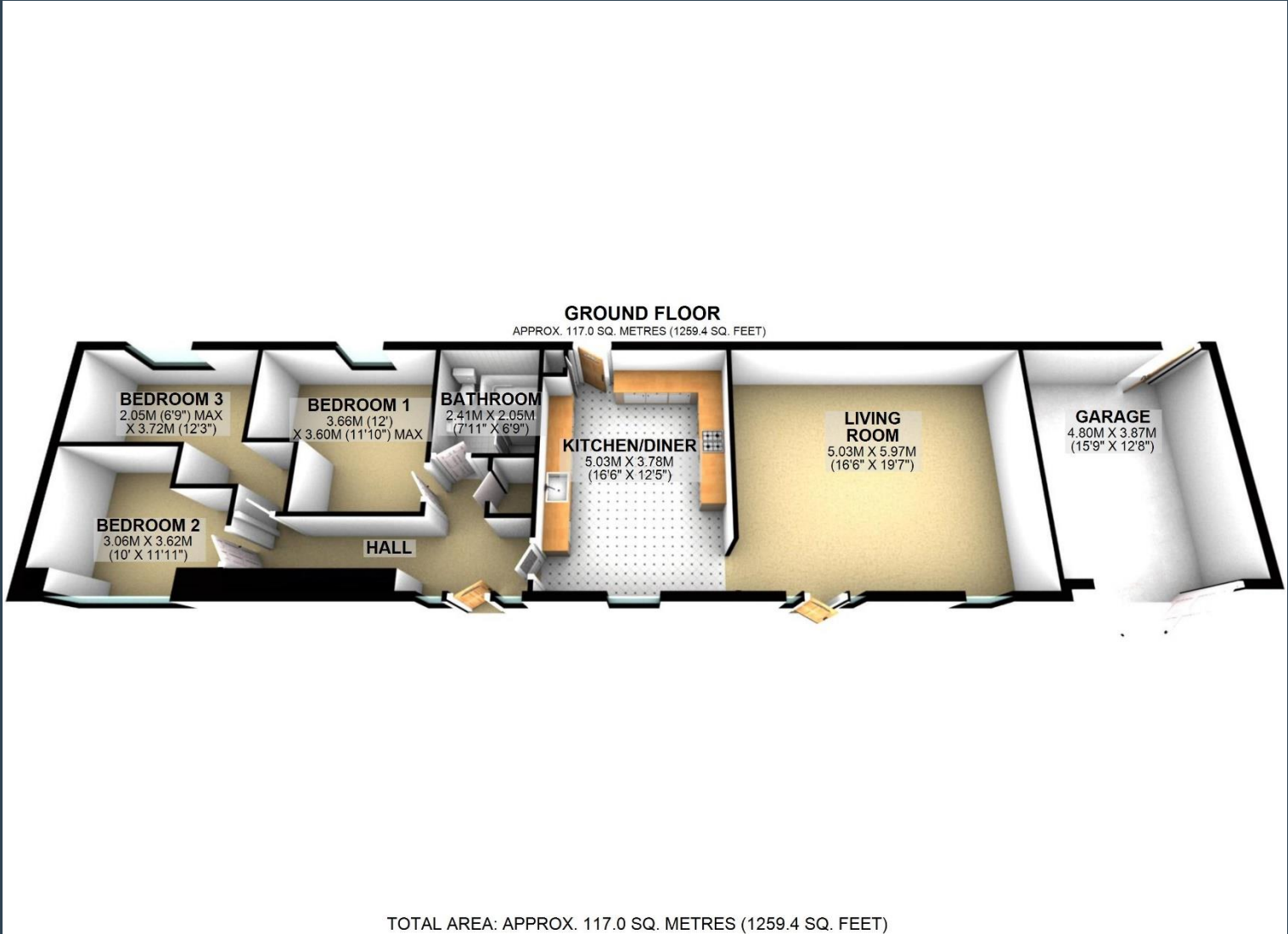
THE STABLES, LLANVETHERINE, ABERGAVENNY, NP7 8RL

A three bedroom barn conversion located in the heart of the Monmouthshire countryside near the village of Llanvetherine, 6 miles from Abergavenny. Retaining a wealth of original features including exposed beams and stone walls, the property also benefits from an attached double garage and generous rear garden.

- Barn Conversion
- Three Bedrooms
- Superb 19' Living Room
- Log Burning Stove
- 15' Garage/Workshop
- No Onward Chain

PRICE £425,000





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

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ABOUT THIS PROPERTY

Forming part of a small enclave of residential properties on the site of a former working farm in Llanvetherine, The Stables is an attractive three bedroom barn conversion offering a pleasing blend of character and modern living. Of traditional stone construction under a pitch slate roof, the property affords generous accommodation throughout. It comprises a central entrance hall that leads on one side to the modern kitchen/diner. This includes wooden worktops, integrated appliances, Belfast sink and stable door giving access to the rear garden. Off the kitchen is the superb 19' living room with oak floors, exposed beams that date back to the 16th Century, and stone walls. It makes a wonderful family space and includes a wood burning stove and stone hearth. The property benefits from three double bedrooms, all with oak floors and including further exposed timbers, which are serviced by a modern four piece family bathroom. Further benefits include double glazing throughout and oil-fired central heating. The property is accessed via steps that lead up from the central courtyard which provides an area for parking and there is an attached 15' garage/workshop which is accessed via oak double doors with further door to the garden. The Stables enjoys a substantial rear garden which has been landscaped into a number of separate terraces and largely laid to lawn. It includes a several seating areas providing ideal places to entertain or just enjoy the views over the surrounding countryside.

It should be noted that the farm as a whole includes three other dwellings, two of which are due to undergo renovations and restoration. The aim is to create a unique, artisan community with the long term plan of providing workshops in woodworking and art.

The Stables is located in the heart of the rolling Monmouthshire countryside close to the villages of Llanvetherine and Llantilio Crossenny, with the historic White Castle nearby. The thriving market town of Abergavenny is just over 6 miles away which provides a wealth of amenities with major supermarkets, popular bi-weekly market, and a high street comprising of recognized chains and local department stores. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the area 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.

DIRECTIONS

From the Hardwick roundabout in Abergavenny take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. at the t-junction, Maiddiff Court hospital will be opposite you. turn left and stay on b4521, passing the Walnut tree on the left-hand side, until you reach a turning on the right signposted Treadam and Llantilio Crossenny. take the turning and continue for 0.65 miles. at the t-junction take the right-hand turn continuing for 0.75 miles. the Property will then be on your left and right. What3Words reference - [///magnitude.spoke.drilled](#)

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 central heating system, mains electricity & water are connected to the property. There is a shared septic tank. Broadband is available (provided by Openreach) with an estimated maximum speed of 6 Mbps. 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.

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.