

CHRISTIE

RESIDENTIAL

The Old Rectory, The Bryn, Abergavenny, NP7
9AP

Price £745,000



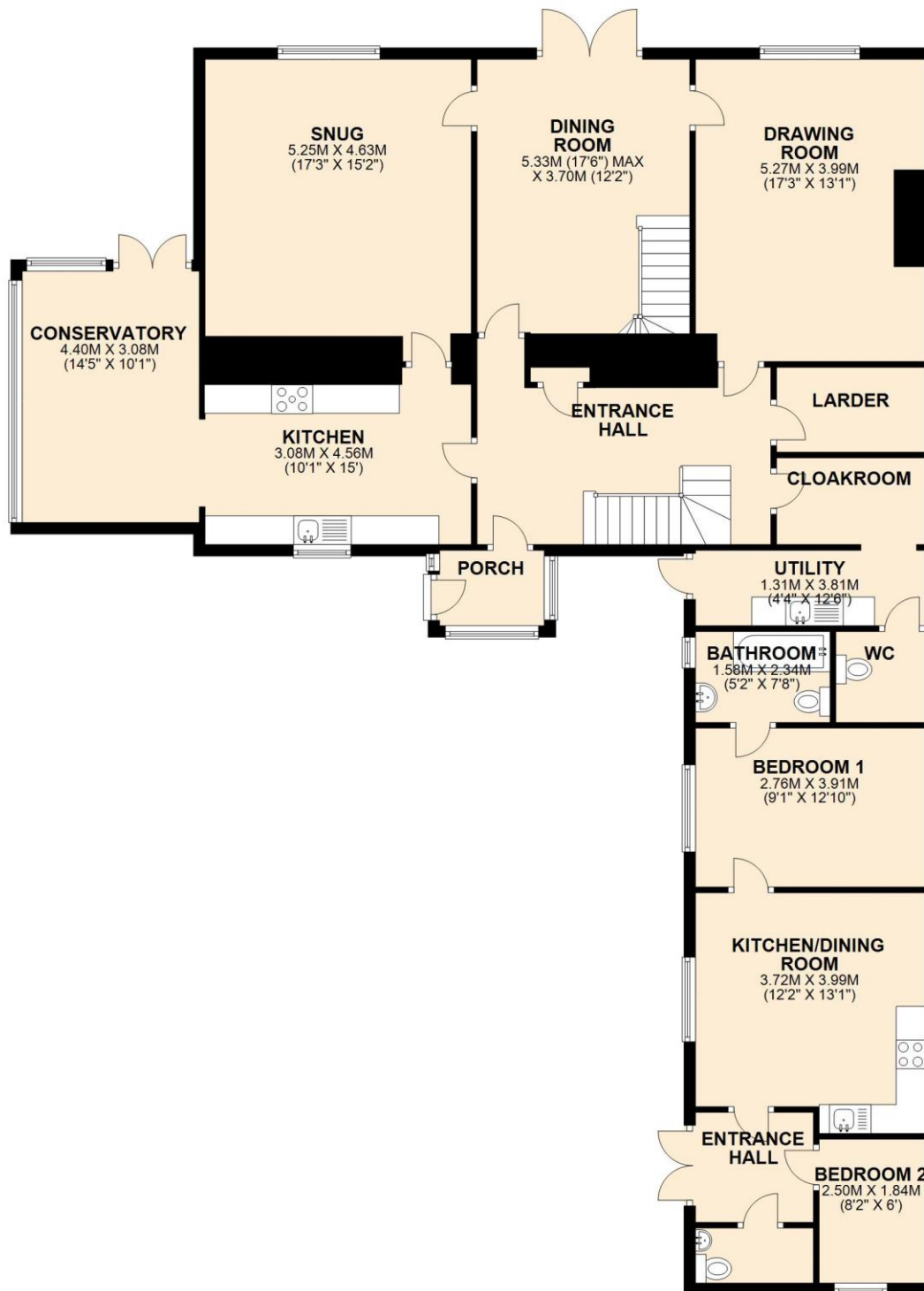


About this property

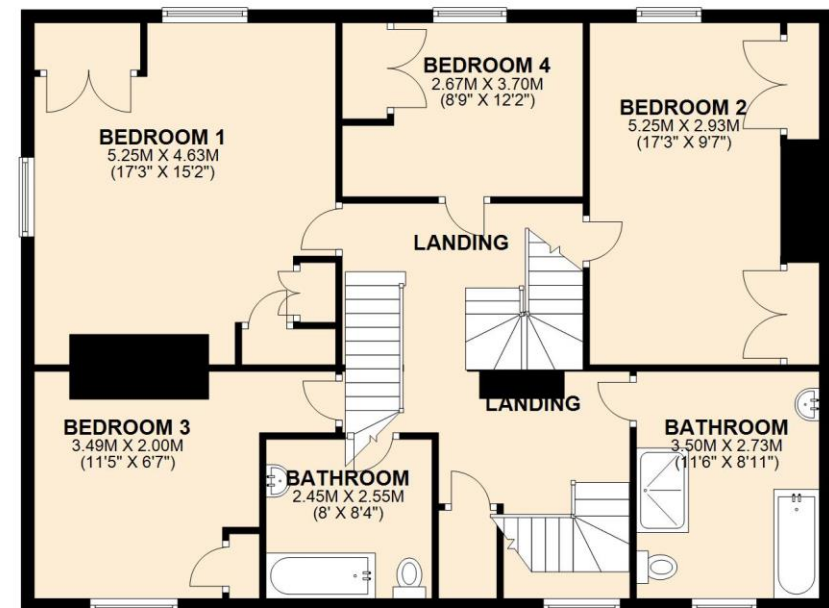
Nestled in a tranquil corner of the charming village of The Bryn, The Old Rectory is a historic former rectory brimming with character and period features. Believed to date back to the 19th century, this much-loved family home is steeped in history and enjoys an enviable location near St Cadoc's Church, surrounded by open farmland with picturesque views of the nearby mountains. Just a short walk from the River Usk, the property offers a serene setting ideal for peaceful strolls amidst nature. This elegant residence spans three floors, offering spacious accommodation throughout. The ground floor welcomes you via a front porch/boot room into a warm and inviting entrance hall. From here, you'll find the principal reception rooms, including a snug with exposed beams and a wood-burning stove, a beautifully appointed dining room with wood-panelled walls and exposed timbers, and a drawing room with a striking fireplace. The modern, well-equipped kitchen features a range cooker and flows seamlessly into a light-filled conservatory/breakfast room with a glass atrium, offering stunning views across the garden and surrounding countryside. Additional ground-floor amenities include a walk-in pantry with original cold stone slabs, a utility room/W.C., and ample storage spaces. The first floor, accessible by two staircases, comprises four generously sized bedrooms and two bathrooms. The principal bedroom is a standout feature, with two large windows providing lovely views of the gardens and countryside. The second floor offers two attic bedrooms, perfect for teenagers rooms or home offices, complete with eaves and cupboard storage. Outside, the property is approached via a wooden five-bar gate leading to a gravelled driveway with ample parking. The stunning gardens, a true highlight of this home, surround the house on all sides. They include manicured lawns, mature trees, planted beds, a vegetable patch, and a terrace perfect for al fresco dining. Additional features include a glass greenhouse, sheds, two walnut trees, and an apple tree, all set against the backdrop of open fields. The property also includes a single-storey annexe with a private entrance. Established as a successful holiday let since 2014, the annexe offers flexible living space for guests, a dependent relative, or as a home office/studio (subject to consents). It features an entrance hall, open-plan kitchen/dining/sitting room, W.C., and two bedrooms, one with an ensuite bathroom.



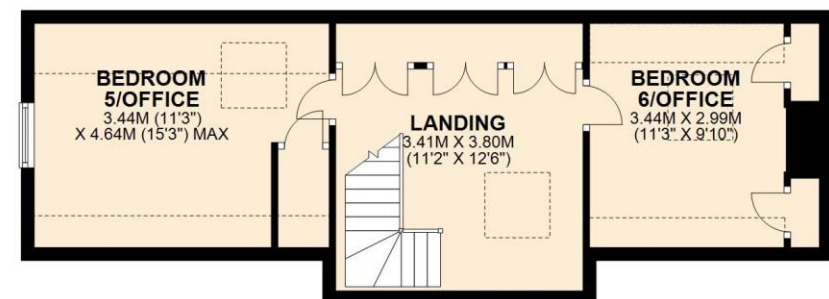
GROUND FLOOR
APPROX. 173.0 SQ. METRES (1861.7 SQ. FEET)



FIRST FLOOR
APPROX. 106.2 SQ. METRES (1143.3 SQ. FEET)



SECOND FLOOR
APPROX. 44.4 SQ. METRES (477.9 SQ. FEET)



TOTAL AREA: APPROX. 323.6 SQ. METRES (3482.8 SQ. FEET)



Directions

Heading out of Abergavenny on the Monmouth Road towards the A465, take the 1st left at the Hardwick roundabout, bear right then take the left turn off signposted B4598 Usk. After 2.3 miles turn right at the sign for the Bryn. Continue over the bridge and take the first left. Follow the lane to the bottom and bear right, continue past the village hall and the property can be found next to the church. What3Words location: proud.solar.picnic

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	32 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.