

CHRISTIE

RESIDENTIAL



Woodlea, Llanwenarth, Abergavenny, NP8 1EP

Price £750,000 – Including Fishing Rights



About this property

Available for sale on the open market for the first time in over 30 years, this much cherished family home affords the rare and coveted attraction of approximately 500 metres of private, single bank fishing rights on the beautiful River Usk, accessed a short stroll across the neighbouring meadow. The origins of the property are believed to date back to the early 1800's with the later of the two main extensions being added by the current owner when they purchased the property as a dilapidated dwelling around 1993. The property affords over 2300 square feet of accommodation with the ground floor comprising an impressive 25' living room accessed from the impressive central hallway. The second spacious reception room is currently furnished to provide sitting and dining areas with a hatch through to the large kitchen/breakfast room. In addition, there is utility room with separate entrance, larder and guest WC. Upstairs there is a 27' principal bedroom enjoying fabulous southerly views over the Usk towards the Brecon, with en-suite shower room. There are three further double bedrooms and two bathrooms.

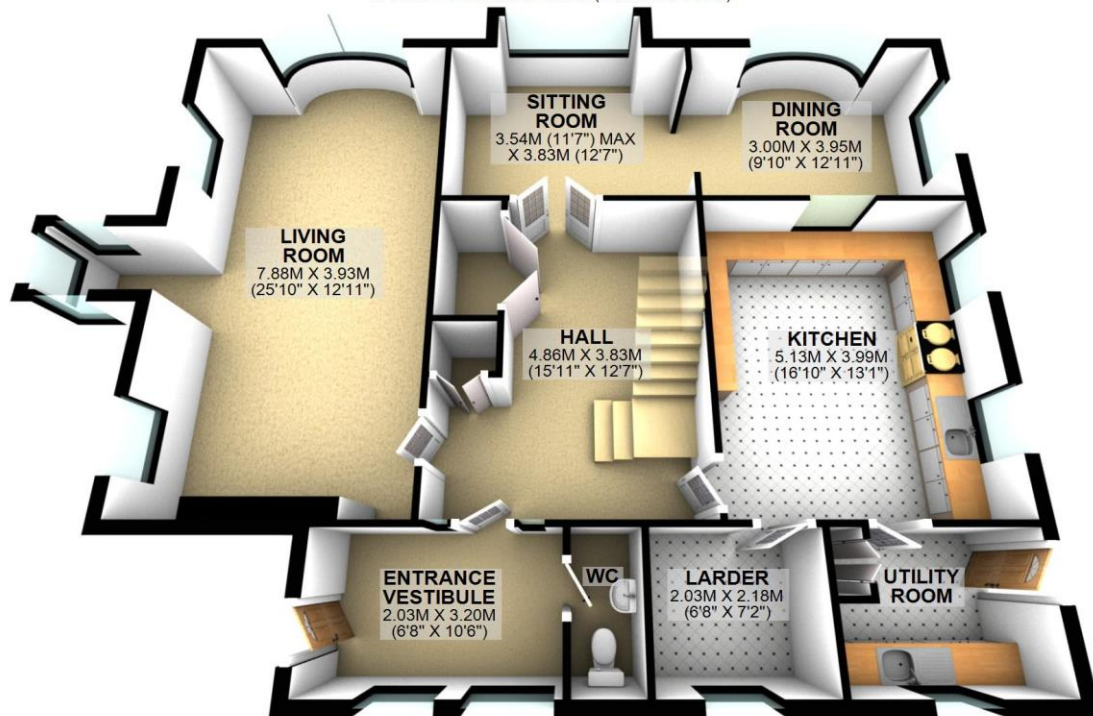
The property is set in lovely established gardens and grounds comprising formal lawned areas with flower and shrub borders, a mature, mixed wooded embankment, and extensive patio providing an ideal vantage point to enjoy the superb views. A driveway leads to the far end of the grounds where there is parking for numerous vehicles, two garages with electric doors (including a workshop) and a designated fishing shed. Adjacent to the parking area is a small orchard of apple, pear and plum trees. In addition there is a 24' block built work shop to the rear of the house, at the back of which is an attached timber built greenhouse and vegetable garden.

Discreetly positioned just off the A40, approximately three miles in each direction to both Abergavenny and Crickhowell, the location affords easy access to the wide choice of schools, shops and amenities available in each of the towns. Furthermore, Abergavenny train station is around 4 miles away offering an easy commute to Cardiff, Bristol, London and even Manchester. The national motorway network is also accessible via the A40 with Newport (20 miles) Cardiff (40 miles) and Bristol (50 Miles). This is a delightful home offering a wealth of potential and a rare combination of a breadth of accommodation, picturesque location as well as the fishing rights on a pristine stretch of the River Usk. Offered with no onward chain.



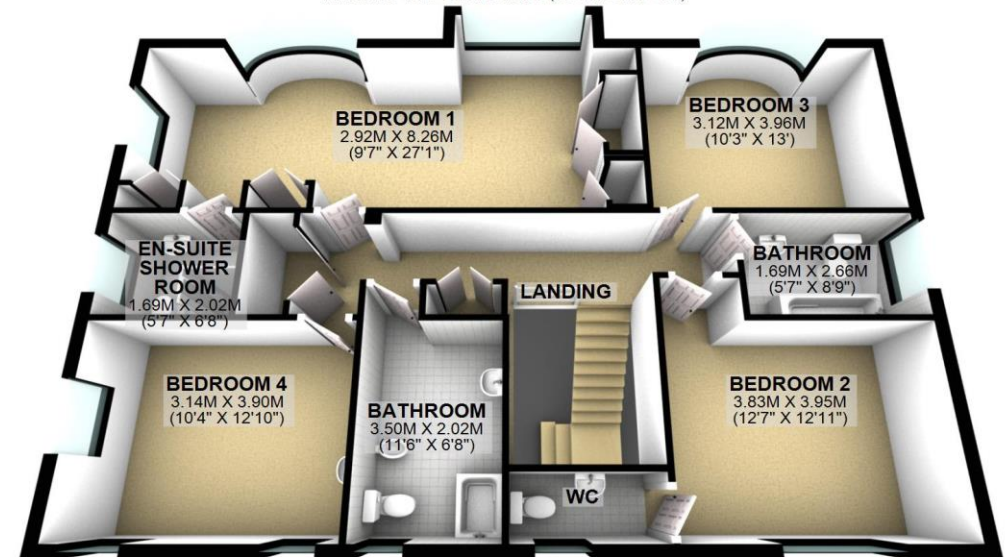
GROUND FLOOR

APPROX. 119.5 SQ. METRES (1286.1 SQ. FEET)



FIRST FLOOR

APPROX. 100.7 SQ. METRES (1084.1 SQ. FEET)



TOTAL AREA: APPROX. 220.2 SQ. METRES (2370.2 SQ. FEET)



Directions

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and continue on the A40 for 2.7 miles. As the Keith Price Subaru Garage comes into the view the entrance to Woodlea is the first driveway on the left hand side. What3words reference: [///curiosity.sunset.crunching](#)

USEFUL information

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

SERVICES: We understand that mains gas and electricity connected to the property. There is a private spring fed water supply and drainage via a septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 4 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.