

THE IVY BARN, GOVILON, ABERGAVENNY,

CHRISTIE

RESIDENTIAL

NP7 9RH

PRICE £925,000





ABOUT THIS PROPERTY

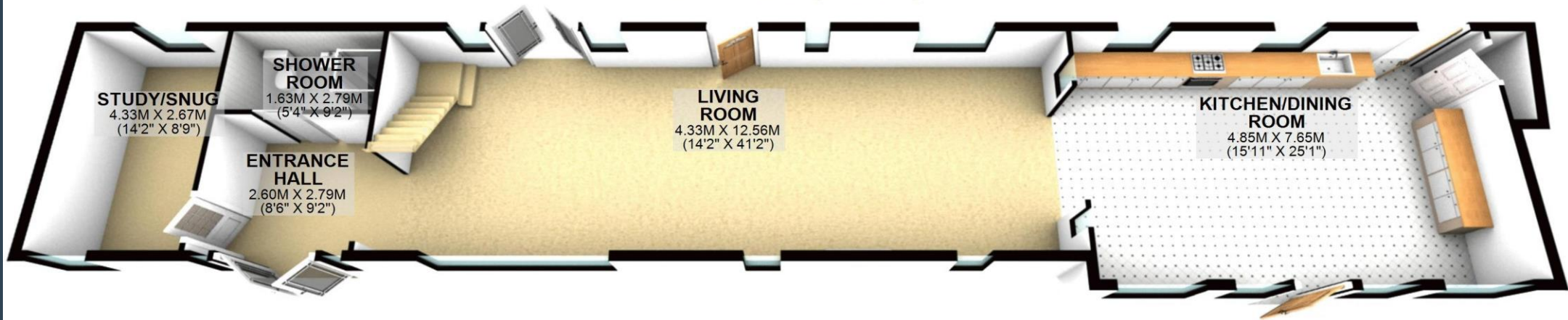
A truly special barn conversion finished to the highest standards and situated on the periphery of the sought-after village of Govilon, within the Bannau Brycheiniog National Park. Offering an exceptional level of accommodation, this highly desirable home blends luxury, space, and rural charm in a breathtakingly picturesque setting. At the heart of the property is a spectacular 41-foot open-plan living and dining area, featuring a part-vaulted ceiling and a log-burning stove. This impressive space flows effortlessly into a 25-foot modern and beautifully-appointed kitchen, complete with doors opening onto a paved outdoor sitting and kitchen area—perfect for alfresco dining and entertaining. The ground floor also includes a contemporary shower room and a versatile fourth bedroom, which can also serve as a study or snug. A staircase rises from the living area to a galleried landing, providing access to the first-floor bedrooms. The master suite is a luxurious retreat, boasting a dressing area with built-in wardrobes and a high-specification en-suite shower room. There are two additional double bedrooms, both well-proportioned, and a beautifully presented family bathroom. Externally, the barn enjoys private gardens to both the side and rear, predominantly laid to lawn and bordered by a variety of shrubs and flowering plants. The rear garden is particularly appealing, featuring a large summerhouse with power and lighting, offering ideal space for hobbies, storage, or a garden office. The property also includes two separate parking areas, each with space for two vehicles. In summary, this superb modern home offers an outstanding combination of generous accommodation, exceptional quality, and peaceful surroundings—all within a thoroughly idyllic setting. The property is offered with no onward chain, making it an ideal choice for buyers seeking a ready-to-move-into countryside residence.

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.



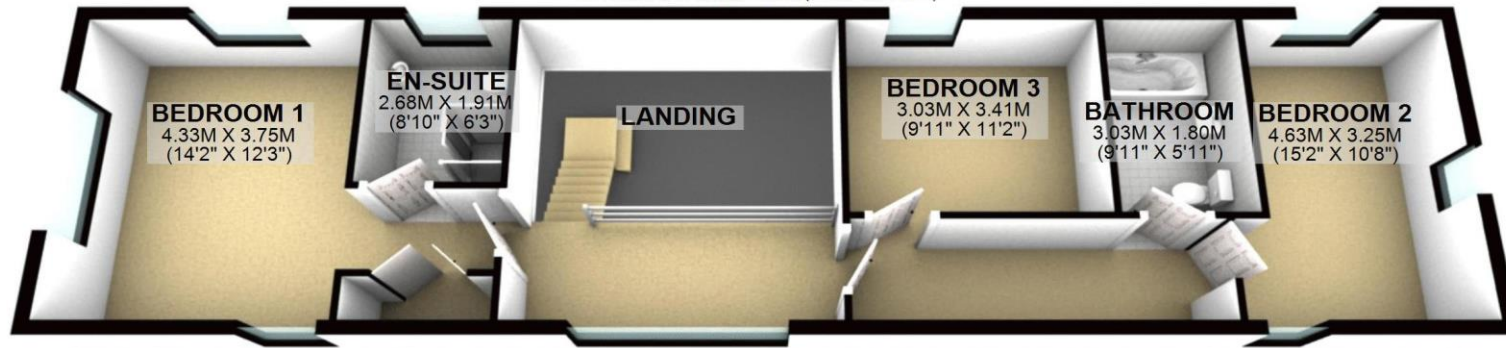
GROUND FLOOR

APPROX. 117.6 SQ. METRES (1266.1 SQ. FEET)



FIRST FLOOR

APPROX. 82.0 SQ. METRES (882.5 SQ. FEET)



TOTAL AREA: APPROX. 199.6 SQ. METRES (2148.6 SQ. FEET)



DIRECTIONS

From our office in Cross Street (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road and then take the second exit at the next roundabout continuing on Merthyr Road. After 1.2 miles take the left turn signposted Blaenavon. Continue along Blaenavon Road until crossing over the humpbacked bridge then take the right hand fork into School Lane. Turn left after the outdoor activity centre, the property is the second along this lane. What3Words Location: [///venue.tonal.freedom](https://www.what3words.com/venue.tonal.freedom)

USEFUL INFORMATION

COUNCIL TAX: Band G. 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 & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 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.



EPC GRAPH HERE

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.