

CHRISTIE

RESIDENTIAL

COED ROBIN, UPPER LLANOVER,
ABERGAVENNY, NP7 9EP

PRICE £975,000





ABOUT THIS PROPERTY

Tucked away at the very end of a quiet country lane and completely hidden from view, Coed Robin enjoys an idyllic, elevated position in the heart of the Monmouthshire countryside, surrounded by open fields and panoramic views across the Usk Valley towards the Skirrid Mountain. Set within approximately 4.5 acres of gardens and paddocks, this exceptional home offers complete privacy, peace, and a true sense of rural escape—while remaining conveniently located within reach of local amenities.

Stone fronted under a slate roof, the property combines the character of a period cottage with the light and space of a barn conversion, offering flexible and generous accommodation throughout. The 32-foot sitting room with French doors onto the terrace is a highlight—perfect for enjoying the surrounding landscape. The recent refurbished and spacious kitchen/breakfast room features high ceilings, integrated appliances, and floor-to-ceiling windows that flood the space with natural light and garden views. A second reception room with separate entrance, exposed beams and a wood-burning stove offers further living accommodation off which is a separate study. The ground floor is completed by a entrance hall with utility area and a downstairs WC. Upstairs the property affords four bedrooms including a principal bedroom with en-suite bathroom. This bedroom also has a private entrance with steps down to the garden. There is also a shower room (formerly bathroom) and a galleried landing.

The house is approached via a private, gated entrance leading to an expansive tarmac parking area. It sits in the heart of the plot with formal garden surrounding it providing seating areas to enjoy the sweeping views. On one side of the garden there is an 'L'-shaped timber stable block under a pitched roof, alongside a field shelter next to which is gated access to a large paddock, ideal for equestrian use or hobby farming. On the other side of the gardens is a further large paddock at the far end of which the current owners have added a superb 30-foot timber-built home office with a shower room. This is a great additional and ideal as a dedicated workspace, creative studio or peaceful recreational retreat, all in keeping with the tranquil setting.

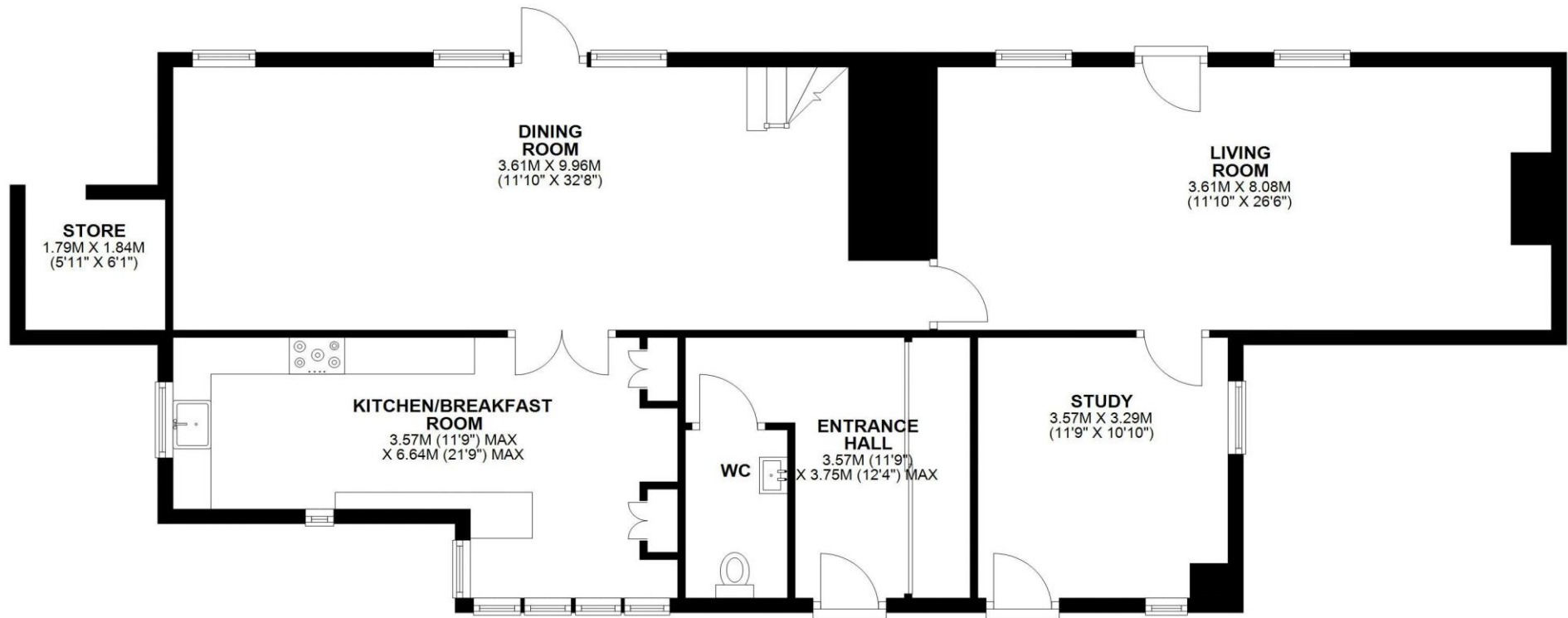
Located within the southern fringes of the Brecon Beacons National Park, Coed Robin offers a rare blend of remote seclusion and accessibility. A haven for walkers, cyclists and wildlife lovers, the property enjoys access to a vast network of ancient footpaths and bridleways. Though it feels wonderfully remote, the property is just 2 miles from the A4042, offering excellent links to Abergavenny and beyond. The thriving market town of Abergavenny offers a wide range of amenities including shops, restaurants, schools, a hospital, leisure centre and a mainline train station with regular services to Cardiff, Bristol and London. Local villages such as Llanover and Llanellen provide cafés, a day nursery, canal access and more.

Coed Robin is a rare find—offering character, modern flexibility, and an exquisitely private position in one of Monmouthshire's most scenic and peaceful settings.



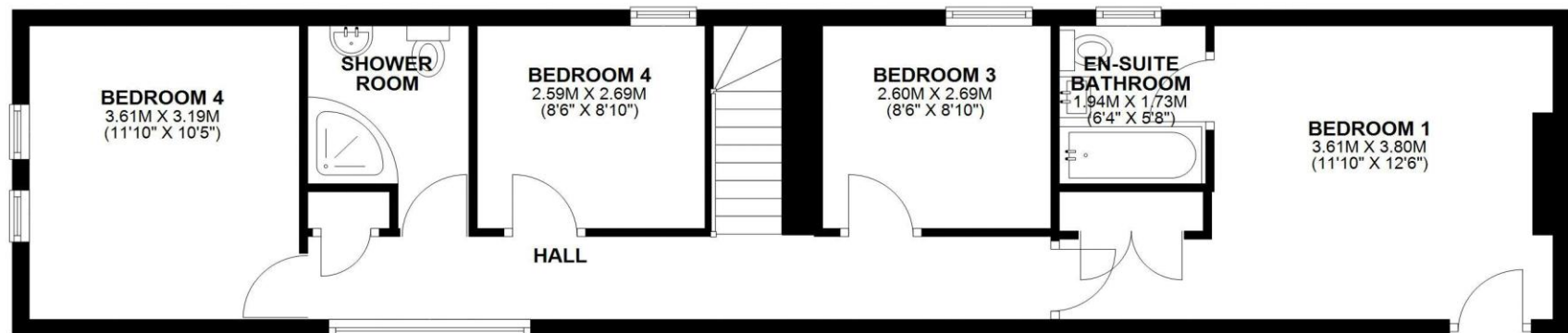
GROUND FLOOR

APPROX. 115.1 SQ. METRES (1239.0 SQ. FEET)



FIRST FLOOR

APPROX. 64.1 SQ. METRES (690.4 SQ. FEET)



TOTAL AREA: APPROX. 179.2 SQ. METRES (1929.4 SQ. FEET)



DIRECTIONS

We strongly advise use of the What3Words application for locate all out properties. The reference for this property is [///scream.bike.financial](https://www.what3words.com/scream.bike.financial).

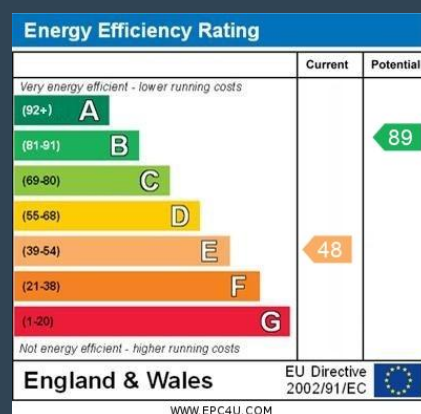
The written directions are as follows: Leaving Abergavenny head south from the Hardwick roundabout on the A4042 towards Pontypool through the villages of Llanellen and Llanover. Upon leaving the village of Llanover take the first right onto the Old Abergavenny Road signposted 'Pencroesoped'. Continue for approximately half a mile until reaching a cluster of houses. Turn right, just after a telephone box and white cottage, (signposted 'Unsuitable for Heavy Goods Vehicles'). Proceed for approximately 1 mile up the hill then turn right up a single track. Coed Robin is approximately half a mile along, at the end.

USEFUL INFORMATION

COUNCIL TAX: Band H. 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 is connected to the property. There is a private water supply via a borehole and septic tank drainage. Given the rural nature of the property standard broadband is available with an estimated maximum speed of 7 mbs. Alternative providers are available via 4G and satellite giving significant improvements in connectivity. 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.



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.