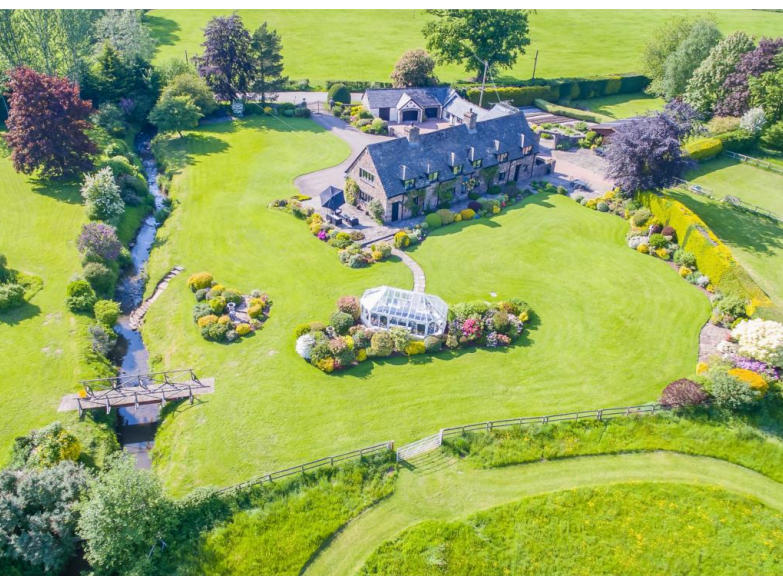




LLANVIHANGEL GOBION

Guide price **£1,550,000**



LLAN Y NANT

Abergavenny, Monmouthshire NP7 9UR



Beautifully Renovated Heritage property
4 En-suite to all bedrooms,
Leisure facilities, Gated Entrance. 6.6 acres of land

Welcome to Llan y Nant. This magnificently renovated luxury appointed and historically significant Grade II Listed property, has everything needed for a truly outstanding luxurious country living experience, situated in the heart of everything Monmouthshire has to offer. The property and its Estate grounds seamlessly blends its timeless charm with opulent modern features and extensive amenities to satisfy the most discerning of owners.

Llan y Nant is set in its own outstanding and private landscaped gardens and grounds with stream and small lake of circa 6.6 acres at the Gateway to Wales and one of the country's most picturesque areas, nestled between the market towns of Abergavenny (voted Best Place to Live in Wales Times 2024) Monmouth and Usk. Unrivalled Lifestyle and Setting

Historic property with outstanding period features dating back to the Tudor Dynasty Period. Sympathetically renovated to incorporate luxury modern living with 21st Century amenities added.



Guide price
£1,550,000



KEY FEATURES

- Beautiful landscaped gardens and grounds circa 6.63 acres (separate extra 6.2 acres available)
- Its own extensive paths, bridged stream, small Lake, Chalet indoor heated pool and Victorian summer house
- Four bedrooms, all with en-suite facilities and 30ft Principal suite



STEP INSIDE



Step inside this enchanting 4-bedroom stone dwelling and experience its unique blend of historic character and rural charm. Entering through a magnificent oak door that originates from St. David's, the porchway greets you with original flagstone flooring, setting a timeless tone for the rest of the home.

From the porch, an internal timber door, believed to have been salvaged from the Spanish Armada, opens to the main lounge. This room exudes warmth and character, featuring a magnificent Inglenook fireplace complete with an original bread oven, an impressive polished hardwood lintel, a flagstone hearth, and a wood-burning stove, creating a true focal point.

Dual aspect windows in the lounge frame picturesque views of both the front and rear gardens, enhancing the sense of connection with the surrounding countryside. Adjacent to the lounge is an equally impressive dining room, boasting its own vast medieval Inglenook fireplace with a large stone lintel overhead. This room also benefits from front and rear garden views, making it a delightful space for entertaining and family meals.

The fitted kitchen, accessed from the dining room, is a harmonious blend of traditional and modern, featuring a range of wall and base units topped with sleek black granite work surfaces and integrated appliances. The rear hallway from the kitchen provides access to the rear garden and houses a downstairs cloakroom/utility room, equipped with plumbing for a washing machine and additional appliance space.

At the far end of the house is an additional reception room, ideal as a cosy sitting room. This space offers spectacular garden vistas and direct access to the rear garden, making it perfect for relaxing and enjoying the serene outdoor setting. An elegant oak staircase rises from this room to the first-floor landing.

The ground floor is complemented by ornate slate flooring throughout, giving a seamless feel, while exposed timber beams in the ceiling add to its quaint charm.

The image displays three architectural floor plans for a property, labeled 'Outbuildings', 'First Floor', and 'Ground Floor'.

Outbuildings: This plan shows a Summer House (6.63 x 3.33 / 21'9" x 10'11"), a Living Room (4.75 x 3.46 / 15'7" x 11'4"), a Kitchen (3.46 x 3.40 / 11'4" x 11'2"), a Bedroom (3.58 x 3.40 / 11'9" x 11'2"), a Storage area (4.66 x 3.10 / 15'4" x 10'2"), a Garage (7.50 x 5.04 / 24'7" x 16'5"), and another Storage area (5.04 x 5.60 / 16'6" x 11'10"). A Swimming pool (9.17 x 8.80 / 30'1" x 28'10") is also shown.

First Floor: This plan includes a Dressing Room (2.44 x 2.22 / 8'0" x 7'3"), a Bedroom (6.41 x 6.01 / 21'0" x 19'9"), a large Bedroom (5.16 x 3.80 / 16'11" x 12'6"), and another Bedroom (6.39 x 2.71 / 21'0" x 8'11").

Ground Floor: This plan features a Storage area (2.00 x 1.60 / 7'3" x 5'3"), a Kitchen (4.05 x 3.43 / 13'3" x 11'3"), a Dining Room (5.95 x 5.01 / 19'6" x 16'5"), a large Living Room (7.67 x 5.95 / 25'2" x 19'6"), and a Study (6.41 x 4.40 / 21'0" x 14'5").

National Resources Wales assess the flood risk of Llanynant as very low risk or 0.1% . This being the lowest risk rating possible

STEP OUTSIDE



Step outside to discover the enchanting surroundings of this exquisite property, set within 6.6 acres of idyllic Monmouthshire countryside. Through electric vehicular gates, opening to a vast driveway, ensuring ample parking for numerous vehicles. Encircling the house are well-manicured gardens with a variety of mature hedgerows and tall trees, spanning nearly 2 acres, including an orchard and a dedicated vegetable-growing area.

An ornate pond and a charming stream with a picturesque bridge sit in the grounds. The Victorian summerhouse, crafted from hardwood and glass, stands as a focal point, perfect for entertaining with its under-ridge mood lighting and power sockets. Nearby, the chalet-style timber pool house exudes luxury, featuring tiled flooring, seating areas, gym space, and a pool approximately 6 feet deep.

Additional features include an additional gated parking area leading to a garage with electric doors, accommodating two vehicles and an electric vehicle charging point, along with a separate storage garage for a ride-on mower.

INFORMATION

Postcode: NP7 9UR
Tenure: Freehold
Tax Band: I
Heating: Oil
Drainage: Private
EPC: D
Electric Car Charger





DIRECTIONS

Leave Usk on the B4598 Abergavenny Road, heading towards Chainbridge. At the Chainbridge, continue over the bridge and stay on the B4598. Continue on this road until you get to a crossroads. Proceed straight over at the crossroads and follow this road for approximately half a mile where the property will soon be found on the right hand side. What3Words circus.infants.stood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	56	71
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.