



LLANOVER

Guide price **£1,000,000**



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CERRIG MAWRIAN

Llanover, Abergavenny, Monmouthshire NP7 9EP



Stone cottage set within it's own land,
Monmouthshire countryside views,
Outbuildings.

Nestled within approximately 14 acres of private grounds, this charming detached cottage offers a rare opportunity to enjoy peaceful rural living in the heart of the Monmouthshire countryside.

Surrounded by rolling hills and scenic views, the property provides a perfect retreat while remaining conveniently close to the vibrant town of Abergavenny. Abergavenny offers a host of amenities including independent shops, acclaimed restaurants, and reputable schools. Ideal for commuters, the property boasts excellent transport links: Cardiff, Bristol, and Newport are all within easy reach by road, while London and The Midlands are accessible via road or rail, with direct trains from Newport to London taking under two hours. Whether you're seeking a country lifestyle with space to roam or a well-connected base within an idyllic setting, this unique cottage presents a rare blend of tranquillity and convenience.



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KEY FEATURES

- Detached cottage,
- Rural location,
- Acreage,
- Multiple outbuildings,
- Double garage,
- Stunning views.



STEP INSIDE



On entering this charming period home, you're welcomed into a spacious entrance hallway that immediately hints at the character and warmth within. Double doors open into a generous front reception room, believed to be the oldest part of the house, dating back to the mid-18th Century. This beautiful space showcases original features, including exposed beamed ceilings and a striking stone fireplace, complemented by original stone steps to the side an architectural nod to the property's heritage. Large front-facing windows flood the room with natural light, while a central staircase gently rises to the first-floor landing.

From here, double doors lead through to a second reception room at the rear of the home. This dual-aspect room enjoys aspects to both the rear and side, with French doors offering direct access outside. Another characterful stone fireplace houses a multi-fuel burner, perfect for cosy evenings, and the beamed ceiling adds to the sense of rustic charm.

A ground floor study, with windows to the front and side, provides a peaceful workspace or reading retreat. The well-appointed kitchen lies at the heart of the home, having an oil fired Aga, a window to the front and direct access to the rear hallway. Off this hallway is a spacious utility room, complete with ample appliance space and housing the boiler perfect for managing household tasks out of sight. Also off the hallway a door leads into a wet room with white suite incorporating w.c., wash hand basin and shower with glass screen

The kitchen also opens into a delightful sunroom, a light-filled space enjoying a sunny southerly aspect and a door leading directly to the front garden, ideal for morning coffee or quiet contemplation. A useful ground floor shower room completes the downstairs accommodation.

Cerrig Mawrion, -M, Cerrig, Llanover, Abergavenny

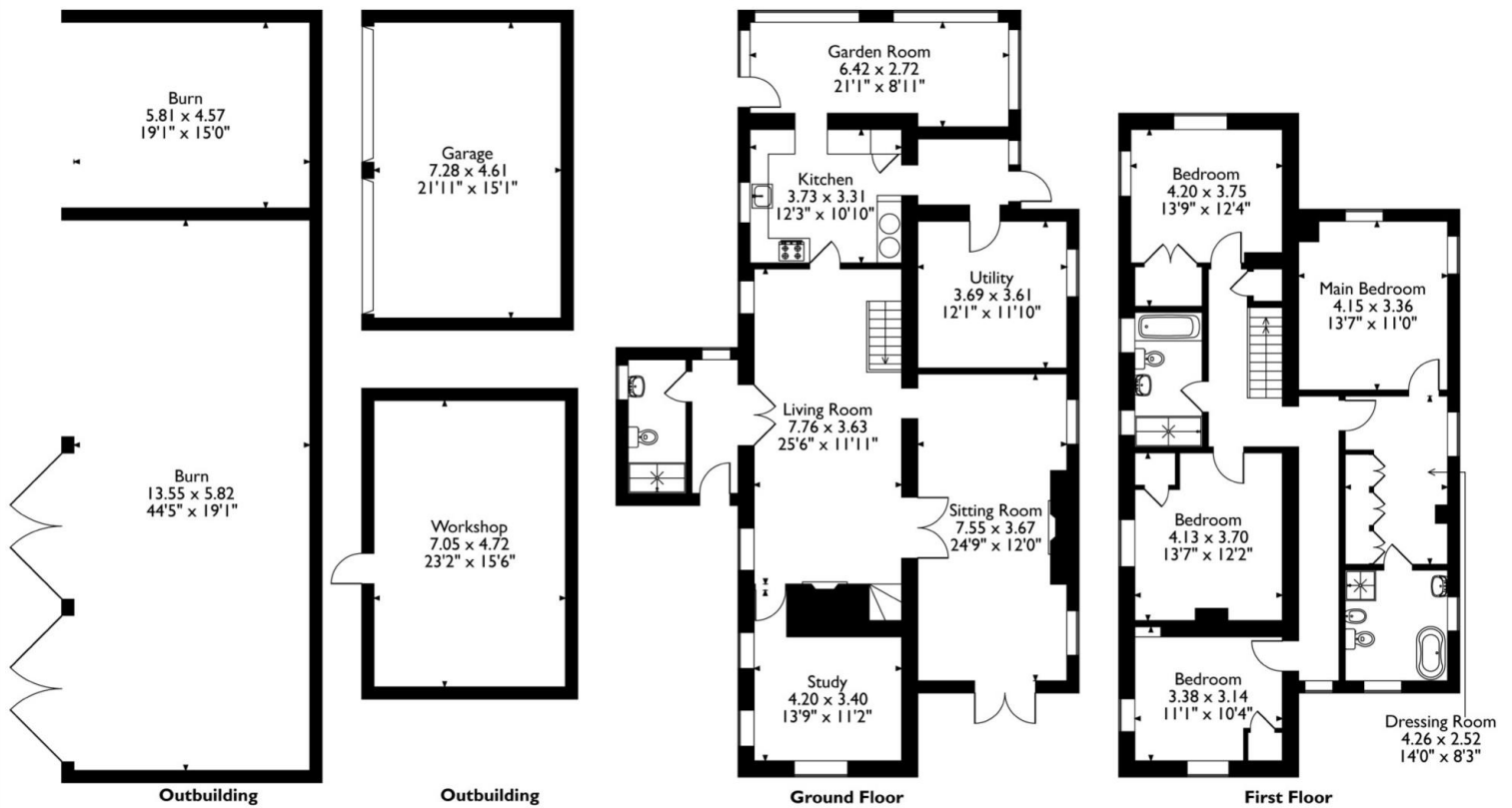
Approximate Gross Internal Area

Main House = 239 Sq M/2573 Sq Ft

Garage = 34 Sq M/365 Sq Ft

Outbuilding = 140 Sq M/1507 Sq Ft

Total = 413 Sq M/4445 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property offers four well-proportioned double bedrooms, all with built-in wardrobes. The principal suite benefits from its own private dressing room and en-suite shower room, providing a calm and luxurious retreat.

A spacious family bathroom serves the remaining bedrooms, featuring a four-piece suite that includes a separate shower enclosure and a bath ideal for family life or visiting guests.

Combining history, character, and functionality, this exceptional home offers beautifully proportioned living spaces throughout, perfect for both family living and entertaining.

STEP OUTSIDE



This wonderful rural property is approached via a gated driveway, leading to a generous area of stone chippings at the front, ideal for parking and easy access. The mature gardens surround the home and are mainly laid to lawn, interspersed with established trees and foliage that offer privacy and year-round greenery. Several seating areas are positioned throughout, perfect for enjoying the peaceful countryside setting.

A stone-chipped driveway extends to a detached double garage with twin up-and-over doors, providing secure parking and additional storage. Beside the garage are several outbuildings, including traditional barns, offering excellent potential for a variety of uses ideal for those seeking a smallholding lifestyle. These buildings could accommodate livestock, machinery, or conversion to workshops or studios (subject to necessary consents).

A secondary driveway offers flexible access, and the property further benefits from a separate field, bringing the total plot to approximately 14 acres. Set amidst beautiful Monmouthshire countryside, this is a rare opportunity for those dreaming of a rural escape with smallholding.

INFORMATION

Postcode: NP7 9EP

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: E





DIRECTIONS

What3Words - shrub.sits.victory



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)		
D (55-68)	53	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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