



THE ANNEXE

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9LB

The Annexe

Situated in rural location above the village of Llanellen lies this circa 19th century, two bedroom dwelling which was converted from a former agricultural stone barn. The barn adjoins the former farm house along the rear elevation but is not overlooked, with the orientation of the windows being away from the farm house. Offered alongside the property is an open fronted agricultural Dutch barn and circa 4 acres of garden and mountain land.

- Semi detached former agricultural barn converted to a 2 bedroomed house
- Much character and period features including exposed timbers
- Modern kitchen, sitting room/dining room with wood burning stove
- Two bedrooms with built in storage and modern bathroom
- Substantial, open fronted Dutch barn
- Set in gardens and mountain grounds of circa 4 acres
- Spectacular views from the grounds across the Usk Valley

STEP INSIDE

The wooden front door opens into a sitting/dining room with much character including as stone fireplace housing a woodburning stove set on a flagstone hearth and exposed timbers. This spacious room is central to the house with steps down leading to a modern fitted kitchen and door to a modern bathroom. There are two staircases, one leading to each bedroom, which are both framed with traditional exposed beams, and benefit from inbuilt storage. Clever use of glass and partitions throughout the property ensure the character of the barn conversion is viewed at every angle and is well lit from both natural and artificial light. Views look out towards the gardens and surrounding countryside.



STEP OUTSIDE

Outside the front door, you are met with a traditional stone patio, with lawn, and views across to miles of countryside. Next to the house is an open fronted Dutch barn and beyond is an area of enclosed mountain land. The property is accessed via a private driveway, shared with the adjoining cottage and farm.

LOCATION

The property is located along a rural lane circa 2.5 miles above the A4042 situated above the village of Llanellen. The location offers an idyllic, rural setting, perfect for mountain walks, horse riding and generally enjoying the outdoors. The village of Llanellen, although rural, it is within 1.5 miles of the A4042 which links to the A40/A449 which in turn link to the M4/M5 and M50 Motorways. The village of Llanellen has a delicatessen and coffee shop and a village hall where local events take place. The nearby village of Llanover has a café and social club. Located on the mountain, some 2 miles away, is a local public house, the Goose & Cuckoo which is a community hub. The nearby historic town of Abergavenny offers a wider range of shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. There is also a leisure centre with swimming pool, a cinema, theatre and the area is renowned for its many high quality restaurants.

DIRECTIONS

From Abergavenny take the A4042 Newport/Cwmbran road, cross the river bridge in Llanellen and after approximately half a mile after leaving the village take the right hand turning into Oak Lane. Follow Oak Lane for about a quarter of a mile and take the left-hand fork just before the canal. Follow this lane, crossing the canal, for approximately one mile. Upon reaching a cross roads, with a yellow salt bin on the left hand side, continue straight ahead up the hill, passing 'The Waun' on the left hand side and a derelict cottage on the right hand side. Continue to the top of the steep hill, upon reaching the wooden entrance gate to Craig y Cwm on the right hand side, take the left hand track/driveway which leads to the property, on the right hand side before the entrance gate to Yew Tree Farm.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

ASKING PRICE

Offers in the Region of £400,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

C

SERVICES

We understand that there is mains electricity, private water from a spring and septic tank drainage which is shared with two other properties.

Broadband: Not yet available. Please make your own enquiries via Openreach

Mobile: EE and Three are likely to be available both indoors and outdoors, O2 and Vodafone are likely to be available outdoors. Please make your own enquiries via Ofcom.

AGENT'S NOTES

The annexe is set in a semi rural, although not isolated location with a neighbouring cottage and land and other buildings within the original farm. Full details will be covered during viewings or prior to viewings by contacting Parrys.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

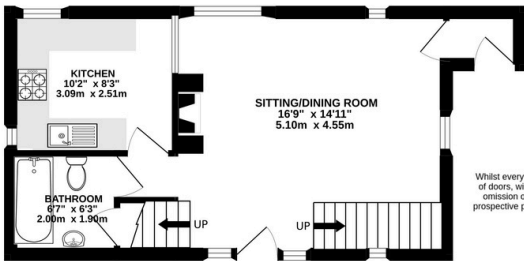
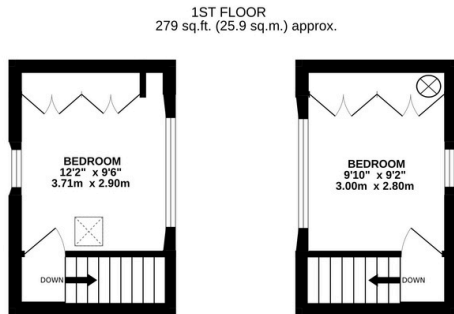
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

COVENANTS

Title number CYM854909 - a copy of which is available from Parrys.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

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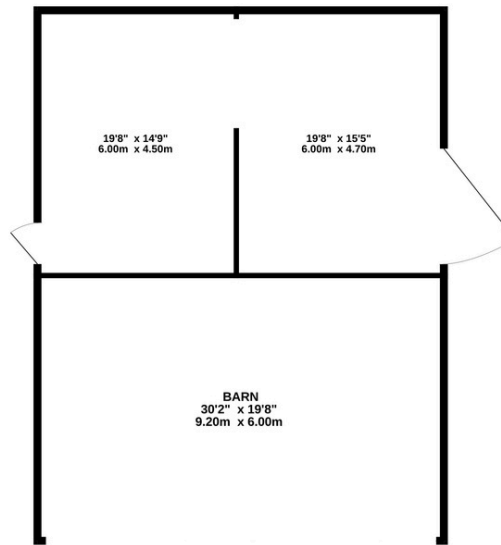


THE ANNEXE, YEW TREE FARM, LLANELLEN, NP7 9LB

TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



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THE ANNEXE OUTBUILDING, LLANELLEN, NP7 9LB

TOTAL FLOOR AREA: 1189 sq.ft. (110.5 sq.m.) approx.

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Scan to view video of the house



Energy Efficiency Rating		Current	Potential
(92+) A	(81-91) B	(69-80) C	(55-65) D
(49-54) E	(35-39) F	(1-20) G	
Very energy efficient - lower running costs			Not energy efficient - higher running costs
		78	115
England & Wales		EU Directive 2002/91/EC	



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