



ABERGWENLLAN FARM

NANTYDERRY | ABERGAVENNY | MONMOUTHSHIRE | NP7 9DG

Abergwenllan Farm

A rare opportunity to acquire a pretty Grade II listed cottage with a detached stone barn located in a quiet rural setting along a private track with no near neighbours. Well placed for excellent road links and surrounded by open countryside, the property is situated on the fringe of Nantyderry, between Usk and Abergavenny. The cottage has much character with period features, the barn offers an opportunity to create either an ancillary or separate dwelling, work from home space or for leisure purposes, all subject to the necessary planning consents. All set in just under 5 acres of gardens and grounds.

- Pretty Grade II Listed cottage with much character
- Separate detached stone barn with potential, subject to relevant planning consents
- Rural location with no near neighbours, accessed via a private track
- Detached workshop with pitched roof
- All set in just under 5 acres of garden and grounds
- The cottage is featured in Fox and Raglan Monmouthshire Houses
- Surrounded by open fields with mountain views

STEP INSIDE

This delightful Grade II listed cottage retains much character with exposed timbers and fireplaces with wood burning stoves in both reception rooms. The focal point in one of the reception rooms is an impressive stone fireplace with wooden mantel, believed to date from the 17th century. In addition to the two reception rooms, ground floor accommodation also offers a bright, modern kitchen and utility room with shower room/W.C. The front entrance porch, with a pitched roof, provided an ideal place in which to store coats/boots together with an extensive undercover veranda, with low level wall and metal stanchions leading to a door to the utility room. Stairs rise from one of the reception rooms to the first floor landing which provides access to the 2 bedrooms, the nursery/boxroom and bathroom. There are several useful storage cupboards. The first floor retains the character of the ground floor with exposed timbers and brace and ledge doors with wrought iron latches.





STEP OUTSIDE

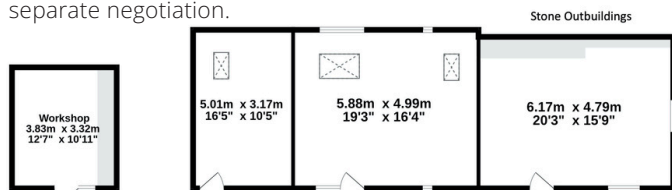
Situated at the end of a private track, the cottage and barn are surrounded by their own gardens and land amounting to just under 5 acres with a small stream bordering the far boundary. The garden lies to the rear of the cottage and is primarily laid to lawn with shrubs and an apple tree. Pasture land lies to the front of the cottage and the side of the stone barn which also has a yard to the rear. There is ample parking to the side of the cottage and to the rear of the barn.

AGENTS NOTES

An overage will apply in the event the barn is granted planning consent for a separate residential dwelling. The terms of the overage will be a sum equivalent to 30% of increase in value of the barn for a term of 25 years. Full details of the overage clause will be provided by the vendors' solicitors.

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.



TOTAL FLOOR AREA: 87.6 sq.m. (943 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of walls, 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 contents, appearance and appliances shown have not been tested and no guarantee is given as to their operation or efficiency unless stated.

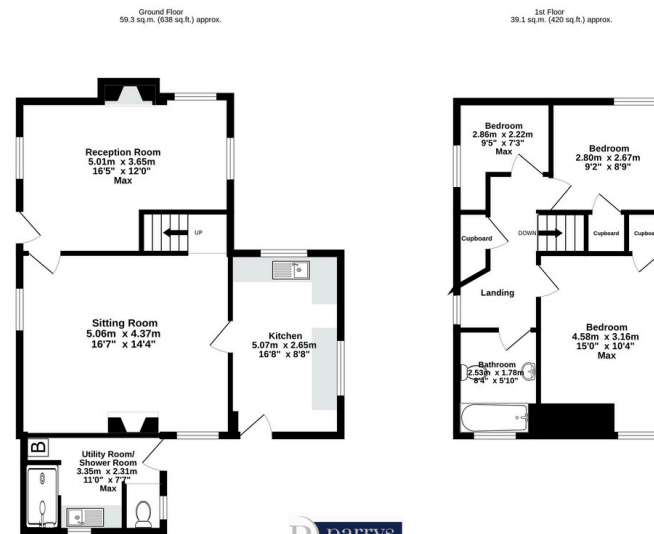
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LOCATION

The property is situated close to Nantyderry village, a popular village between Abergavenny and Usk. Nantyderry has a public house and a plant nursery/small garden centre. The historic market town of Abergavenny offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library, and a general hospital. Other facilities include a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The picturesque, smaller town of Usk also offers good amenities including a well-regarded primary school, independent shops, a small supermarket and numerous cafes, pubs and restaurants. The property is close to excellent transport networks with access to the A465, A40, A4042 and A449 linking to the M4/M5/M50 motorways. A mainline railway station and bus station can be found in Abergavenny.

DIRECTIONS

From Abergavenny/ Hardwick roundabout take the A4042 towards Newport/ Pontypool. Proceed for circa 4.5 miles passing through the villages of Llanellen and Llanover and take the left hand turning signposted Nantyderry and Chainbridge. Follow the road for approximately half a mile and take the left hand fork signposted Pant y Goitre, the track leading to Abergwenllan Farm will be found on the left hand side after a few hundred yards.



TOTAL FLOOR AREA: 98.4 sq.m. (1059 sq.ft.) approx.

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ASKING PRICE

Asking Price of £750,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

We understand that the property is connected to mains electricity and water. A new sewerage treatment plant is being installed to replace the existing septic tank capable of service the cottage and the barn. Oil-fired central heating system.

Broadband:

Superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach Mobile:

EE, O2 and Vodafone likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

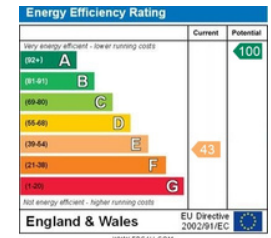
Band - F. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house and land form part of Title Number CYM465349 - a copy of which is available from Parrys.

CONSUMER PROTECTION REGULATIONS

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