



# HIGHMEAD

LLANVAIR KILGEDDIN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9BD

# WELCOME TO HIGHMEAD

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A substantial country home set in an elevated position with panoramic views across open countryside. Forming part of a select cluster of homes comprising Highmead, the original farmhouse and converted former agricultural barns, all finished to the highest specification. Highmead is located in a rural location between Usk and Abergavenny offering the benefits of country living with the convenience of excellent road and rail links within a few miles.

Step in through the front door into the welcoming reception hall with an impressive central staircase with turned balustrade and newel post, this magnificent handmade staircase, which rises to both the first floor and subsequently the second floor, is a real highlight of the property and an immediate indicator of the quality, craftsmanship contained therein. The accommodation extends over three floors comprising four reception rooms plus a beautiful kitchen / breakfast room, seven en-suite bedrooms, four of which are located off the first floor galleried landing, and on the second floor a principal bedroom suite and two further bedrooms. Amounting to just under 6,000 (550 sq. m) of beautifully appointed living space offering either a spacious and flowing family home or perfect for multi-generational living or the opportunity for bed and breakfast.

The exterior of the property complements the house with beautifully manicured gardens and lawns and pasture paddocks with posted rail fencing, all amounting to just over 2.5 acres.



# KEY FEATURES

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- Spectacular contemporary country home
- Finished to an exceptional standard
- Set in an elevated position with panoramic views
- Spacious living accommodation over three floors
- Seven en-suite bedrooms
- Grounds amounting to just over 2.5 acres
- Rural location between Usk and Abergavenny



# GROUND FLOOR

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Enter through the front door into the welcoming reception hall with the impressive bespoke central staircase, the reception hall is the hub of the ground floor with doors to the kitchen / breakfast room, drawing room and access to the cellar.

The breathtaking drawing room is flooded with light from windows to the front and side, double part glazed doors lead to the garden. A feature of the drawing room is the log burning stove set into a stone fire surround, coved ceiling and ornate plaster moulded ceiling rose further add to the character of the room.

Beyond the drawing room is the library with a feature fireplace housing a woodburning stove set on a stone hearth and again ornate plaster moulded coved ceiling and ceiling rose.

The formal dining room is reached through double doors from the drawing room, the windows to the rear overlook the main terrace and pergola, a stained-glass panel into the hallway is an interesting feature.





From the dining room double doors open into the spectacular split level open plan kitchen with breakfast area. This room combines the features of the home with contemporary fittings, the original beam and brick-arched recess above the old bread oven and inset Rangemaster and electric Aga are a token sop to the character of the home whilst the polished marble worksurfaces with matching upstands with polished cupboards and drawers under provide the wow factor. A T-shaped co-ordinating island / breakfast bar is the perfect space to sit and enjoy your morning coffee. The kitchen / breakfast room is the perfect space for family gatherings or informal suppers.

Perfectly located adjoining the kitchen is a beautiful, glazed garden room, views over the surrounding fields and countryside are enjoyed from three elevations.

The ground floor accommodation is completed by a utility room and downstairs cloakroom, both the front and rear entrance have useful porches which can be used to store coats and boots.







# SELLER INSIGHT

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"We moved to Monmouthshire to find a mix of quiet, rural living with easy access on peaceful roads to local towns, and main roads to the rest of the southwest and beyond.

Cardiff is only an hour away and so, for us, Highmead is in the perfect place. When we leave, we are only moving 8 miles away to retain all these advantages.

The views from the house and the local scenery are fantastic. We have spent a lot of time improving the house and gardens, so it is ready to move into. It will make a great family home."











# FIRST FLOOR

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Located off the first floor galleried landing are four spacious bedrooms all with generously sized en-suites finished to a high standard. All the bedrooms have views either across the garden or towards open countryside.













# SECOND FLOOR

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The fabulous staircase continues from the first floor to the second floor where the principal bedroom suite is located, a generous bedroom affording superb views across open countryside. This bedroom suite has two walk-in wardrobes and a high specification en-suite with twin basins, a jacuzzi bath and double walk-in shower. Also located on the second floor are two further en-suite bedrooms, one with a vaulted ceiling presently used as a gym.













HIGHMEAD, LLANVAIR KILGEDDIN, ABERGAVENNY, NP7 9BD

TOTAL FLOOR AREA : 5924 sq.ft. (550.4 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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# OUTSIDE

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Entered through full height electronic wrought iron gates off a country lane into the private gravelled driveway, leading to the parking and turning area and to the detached garage and store. The immaculate landscaped gardens with stone terraces and mature plants are located to the rear and sides of the house, to the front of the house and bordering the driveway is an extensive level lawn, beyond the lawn are the fenced paddocks. The enclosed paddocks can be accessed from the front lawn via a five-bar gate giving access to the three fenced paddocks. The gardens and grounds amount to 2.66 acres.

## GARAGE / STORE

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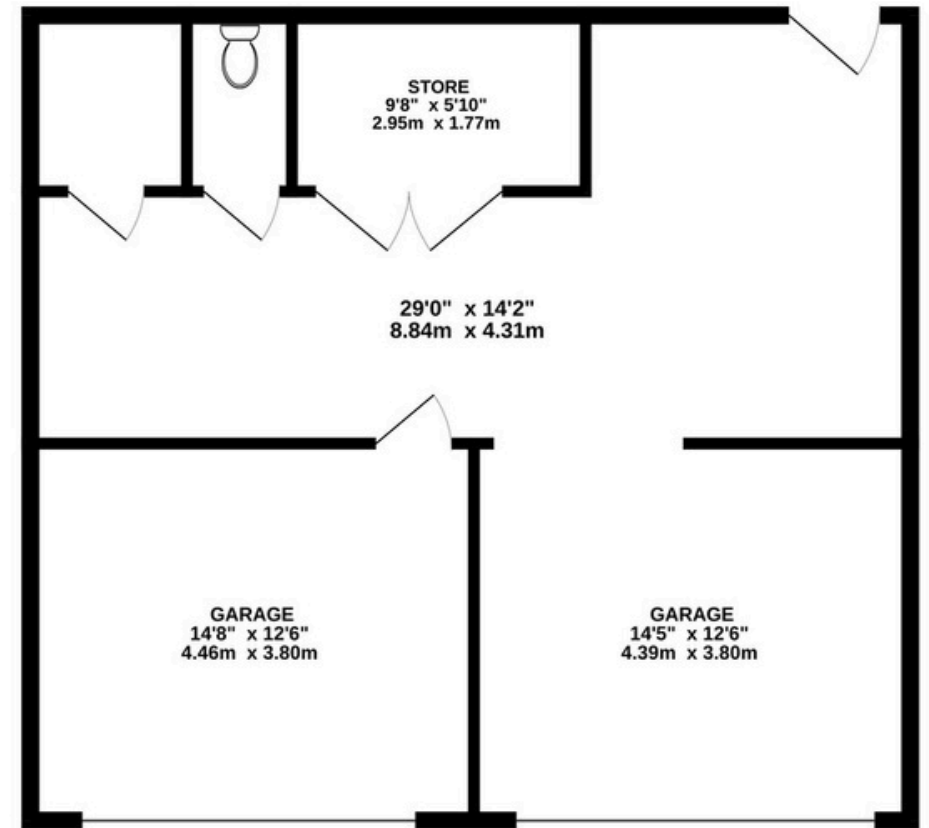
The outbuilding has garaging with two up and over doors to the front, behind the garages is a useful storage area which has been divided with a timber to create a further storage area, outdoor WC, a door to access the boiler, and a door to the rear. There is power and lighting to the garage / store.











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HIGHMEAD GARAGE, LLANVAIR KILGEDDIN, ABERGAVENNY, NP7 9BD

TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.

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# LOCAL AREA

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Llanvair Kilgeddin is situated in the Usk Valley and is surrounded by beautiful countryside between the towns of Abergavenny and Usk. The historic town of Abergavenny and the picturesque smaller town of Usk both offer a range of amenities including supermarkets, restaurants, boutique shops, pubs and doctor/dentist surgeries. Both towns provide good 'A' road links which in turn link to the M4/M5 and M50 motorway networks with the cities of Bristol and Cardiff within a 40 minute drive. A main line railway station can be found on the fringe of Abergavenny town. Llanvair Kilgeddin is superbly situated for exploring the Brecon Beacons / Bannau Brycheiniog National Park, walks along the Usk River banks or the Monmouthshire & Brecon Canal.

# DIRECTIONS

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From Abergavenny take the Old Raglan Road (B4598), continuing past the turning to Penpergwm on the left hand side and Llanddewi Rhydderch on the right hand side. Continue until reaching the right hand turning signposted Usk/Llanfair Kilgeddin. Continue over the bridge over the River Usk, a short distance after the turning right for Pant y Goytre is a green village hall, again on the right, and Highmead will be seen set up to your right. Take the next right up a small lane and the gated entrance to the property is the first on your right-hand side.





# INFORMATION

**Price:** £1,399,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** I

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold

**Services:** We understand that the property is connected to mains water, mains electricity, LPG gas for oven hob, oil-fired central heating and private drainage via a septic tank.

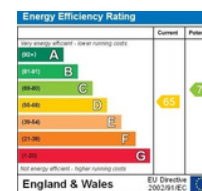
**Broadband:** Standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach. The current vendors using Starlink.

**Mobile:** EE, Three, O2 and Vodafone are all limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM355230 and CYM355230 – a copies of which is available from Parrys.

**Agent's Notes:** Please note that there is a tree preservation order within the boundary of Highmead.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



Scan to view video of the house





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Ahead of the curve