



LLANTEEMS LODGE

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8HW

WELCOME TO LLANTEEMS LODGE

Situated in the village of Llanvihangel Crucorney, a beautifully presented detached home with a wealth of charm and character including beamed ceilings, leaded windows and a stone inglenook fireplace in the living room.

KEY FEATURES

- An attractive home with period features sympathetically updated for modern day living
- Contemporary style kitchen finished to a high specification with luxury appliances and bi-folding doors
- Three bedrooms, principal bedroom with walk-in wardrobe
- Smart home technology installed for lighting and security
- Sonos in-ceiling speakers fitted in the kitchen
- Landscaped gardens



GROUND FLOOR

LLlanteems Lodge is a beautiful period home which has been tastefully updated retaining many original features whilst encompassing luxury fittings for modern day living and comfort. The traditional entrance door opens into the hallway with tiled flooring, beamed ceiling, and study area. Steps lead up to the kitchen which is the heart of this exceptional home and has been fitted with a range of contemporary style base and wall units, luxury integrated Capel appliances including an oven, a smart combi microwave and steam oven, and halogen hob with extractor unit above. A dishwasher, wine cooler and fridge/freezer are also included. The bi-folding doors open onto a spacious patio area adding a sense of space and tranquillity to the room. The kitchen which has been designed for enjoyment, is complimented with mood lighting, a sound system, underfloor heating and an original fireplace with wood burning stove.

From the hallway a door leads to the spacious living room with a feature stone inglenook fireplace, log burning stove, beamed ceiling, leaded windows with wooden shutters and a door to the garden. From the living room a door leads to the cosy sitting room, ideally used as a snug or office with built-in bookcase and with wonderful views of the garden.







FIRST FLOOR

Stairs rise to the first-floor landing where the sense of charm and character continues including a curved entrance to the second bedroom. There are three well-proportioned bedrooms, with the principal bedroom having the benefit of a walk-in wardrobe. The family bathroom with a bath, and separate modern shower room with walk-in shower complete the first-floor accommodation.



OUTSIDE

Llanteems Lodge is approached via a gated entrance onto the private driveway and parking area. The cottage style garden has an abundance of colourful cottage garden plants, mature shrubs, and trees, creating relaxed and informal areas where you can sit back, relax and unwind. Tucked away to the rear of the home is a tiered garden with seating area, a space to enjoy reading with the family, barbecues and socialising. Adjoining the home are two useful outbuildings for storage.







LOCAL AREA

Llanvihangel Crucorney is situated within the Brecon Beacons / Bannau Brycheiniog National Park and is on the English/Welsh borders of Herefordshire and Monmouthshire. The village lies at the base of the extraordinary Skirrid Fawr Mountain, also known as the Holy Mountain, a popular destination for hill walkers. The village has a shop, garage and The Skirrid Mountain Inn, which is believed to be the oldest public house in Wales and has stood for over nine centuries. The historic market town of Abergavenny is around 7 miles to the south and offers an excellent range of amenities including major supermarkets, primary and secondary schools, banks, doctors' and dentists' surgeries and a general hospital. The town has a leisure centre, theatre, cinema and the surrounding area is well known for its many high quality restaurants. Abergavenny has a mainline train station and excellent road links for commuting. The property is situated within easy reach of A465/A449 trunk roads leading to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A40 for Brecon and Monmouth.

DIRECTIONS

From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney take the right-hand turning signposted Grosmont, continue along the country road taking approximately a ¼ mile, and the entrance to the property will be found on the left-hand side.

INFORMATION

Price: Guide Price £625,000

Local Authority: Monmouthshire County Council

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

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold

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

Broadband: Ultrafast fibre, superfast fibre and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Vodafone, O2 and Three are good indoors and outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA833691 – a copy of which is available from Parrys.

Agent's Notes: Photographs and media were taken in June 2025.

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

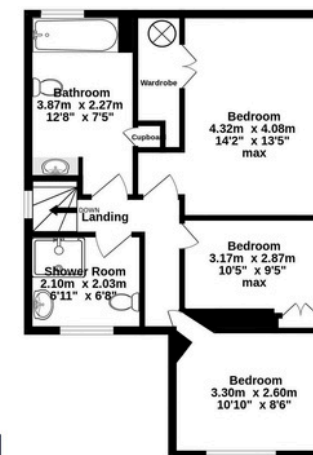
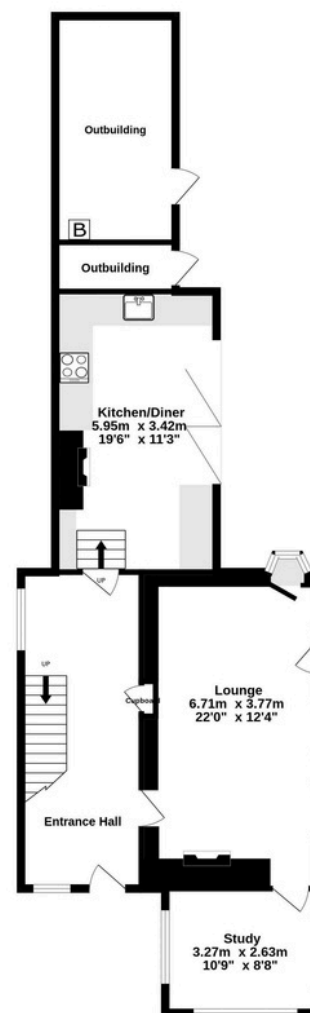
Energy Efficiency Rating		
Low energy efficient (lower running costs)	Current	Potential
90-100 A		
81-89 B		
72-80 C		
63-71 D		
54-62 E		
45-53 F		
35-44 G		
Low energy efficient (higher running costs)		
England & Wales		
EU Directive 2002/91/EC		

Scan to view video of the house



Ground Floor
81.6 sq.m. (879 sq.ft.) approx.

1st Floor
49.9 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA: 131.5 sq.m. (1416 sq.ft.) 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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Ahead of the curve