



THE CIDER MILL

LLANVAIR KILGEDDIN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9BD

WELCOME TO THE CIDER MILL

A unique barn conversion which has been thoughtfully designed to take in views across the surrounding countryside with the bedrooms and bathrooms located on the ground floor and a spectacular open plan living/dining area with a glorious outlook situated on the first floor. This beautiful home really does offer the 'wow' factor with many features including fabulous exposed timbers, quality joinery, bespoke bedroom furniture designed and created by a local, well respected company and a handcrafted kitchen. The Cider Mill is one of a cluster of former stone buildings converted to beautiful dwellings within a small, select development which includes the original farmhouse, surrounded by farmland and positioned off a country lane between the historic town of Abergavenny and the pretty town of Usk. To complement the interior of The Cider Mill is a private, enclosed garden with a stone terrace and level lawn, private driveway and garage. The Cider Mill offers the opportunity to enjoy all rural living has to offer with the comfort of neighbours and excellent road networks linking this beautiful part of Monmouthshire to the cities of Bristol, Cardiff and London.

KEY FEATURES

- Semi rural location with beautiful countryside views
- Located between Abergavenny and Usk
- Exposed timbers, vaulted ceilings, quality joinery and fittings
- 3 ground floor en-suite bedrooms plus ground floor reception room
- Spectacular open plan first floor living/dining area with wood burning stove
- Handcrafted kitchen with quality fittings including marble work surfaces
- Enclosed, private gardens designed for leisure and easy maintenance
- Garage and driveway with parking
- Good road links



GROUND FLOOR

Step into the entrance hall via a solid hardwood front door with adjoining glazed windows, immediately the quality and attention to detail of this beautiful home is evident. Wooden floors grace the entrance hall and inner hall with the ground floor bedrooms enjoying the luxury of carpets. The inner hall provides access to the ground floor rooms, an oak staircase rises to the first floor, the hall is flooded with light with a full height glazed door, with adjoining full height glazed windows, the door opens onto the rear terrace and garden. All 3 bedrooms have modern, high quality en-suite shower rooms/bathrooms, the principal bedroom has handcrafted fitted bedroom furniture designed and built by 'Quails of Usk'. In addition to the 3 ground floor bedrooms, there is a ground floor reception room/bedroom, a W.C. and a laundry/utility room.









FIRST FLOOR

An oak staircase with balustrade rises from the entrance hall to a magnificent open plan living/dining room with spectacular views to the front elevation over open countryside. This impressive room has a vaulted ceiling with exposed timbers, a modern wood burning stove and ample space for sofas, easy chairs, sideboards and large dining table and chairs. Combining the character of the original building with a contemporary interior, this room really does offer the 'wow' factor.

Glazed doors lead from the living room to the impressive kitchen/breakfast room fitted with a range of bespoke cupboards with marble work surface over, complemented by a central is-land/breakfast bar with fitted stainless steel range cooker with marble upstand and a bespoke surround for an American style fridge/freezer with cupboards over. Like the living room, the kitch-en/breakfast room has a vaulted ceiling with exposed timbers, ample space for a breakfast table and chairs and space for a substantial free standing dresser or pantry style floor to ceiling cupboard.









CUISINE

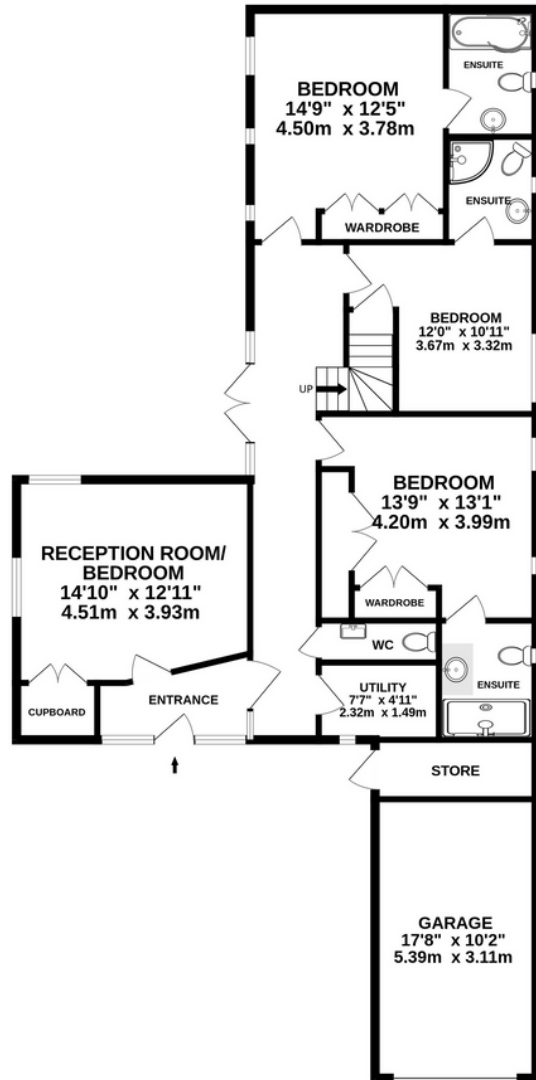


OUTSIDE

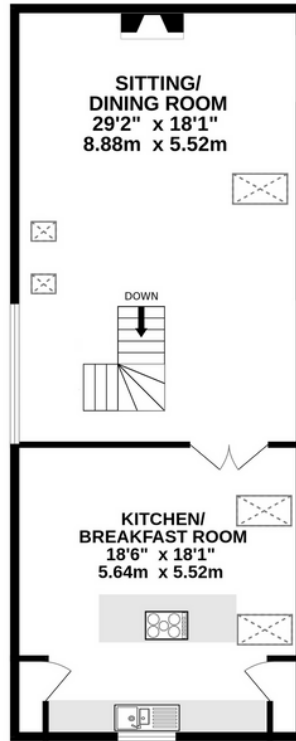
Approached from the country lane through a gated entrance bordered by a stone boundary wall. The block paved driveway has ample space for parking and provides access to the garage. The Cider Mill gardens complement the house and have been designed for easy maintenance and enjoyment of this pretty location. Step down to the side of the driveway, a perfect space for a table and chairs, continue to the rear garden with its level enclosed lawn with adjoining stone terrace. The garden is bordered by a stone wall in keeping with the exterior of the building.



GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



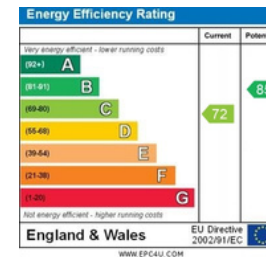
1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



CIDER MILL BARN, LLANVAIR KILGEDDIN, NP7 9BD

TOTAL FLOOR AREA: 2132 sq.ft. (198.1 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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LOCAL AREA

Llanfair 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. Llanfair 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

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, take the next right up a small lane, The Cider Mill can be found on the right hand side.



INFORMATION

Price: £725,000

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

Tenure: Freehold.

Services: We are advised that mains electricity and water are connected to the property. Septic tank drainage. Oil fired central heating system.

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

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

Title: The property is registered under Title Number CYM448766 – copies of which are available from Parrys.

Agent's Notes: Covenants state that the property is only to be used as a private dwelling and that manufacture trade or business are not permitted. Septic tank is located outside the boundary of the property.

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.



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