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School House, Llanvair Kilgeddin, Abergavenny

£825,000

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# About the property

Originally dating back to the late 19th century, this exceptional detached Victorian Headteachers House, with its adjoining schoolrooms, has been beautifully renovated and extended to create a magnificent and spacious family home. Combining period charm with modern luxury, the property benefits from a range of outbuildings, including a fully equipped and operational Airbnb to the rear.

The impressive accommodation includes an entrance porch leading to a welcoming hallway, a stunning sitting room with a vaulted ceiling, a ground-floor bedroom with a contemporary en-suite, and a staircase leading to a versatile bedroom or study with a WC. The heart of the home is the spectacular open-plan kitchen, dining, and sitting area, designed for modern living. A separate inner hallway leads to a utility room, boot room, shower room, and an additional lounge on the ground floor.

Upstairs, the first floor offers three further bedrooms, including a master suite with an en-suite bathroom, alongside a stylish family bathroom. The property is set on a generously sized plot with beautifully maintained gardens surrounding the house and two spacious driveways.

The outbuildings include a fully equipped Airbnb, featuring an open-plan kitchen, bedroom, and living area, with a separate shower room and WC. This remarkable renovation has been completed to the highest standard, offering a rare opportunity to own a unique and character-filled home. Viewing is highly recommended.

## Location

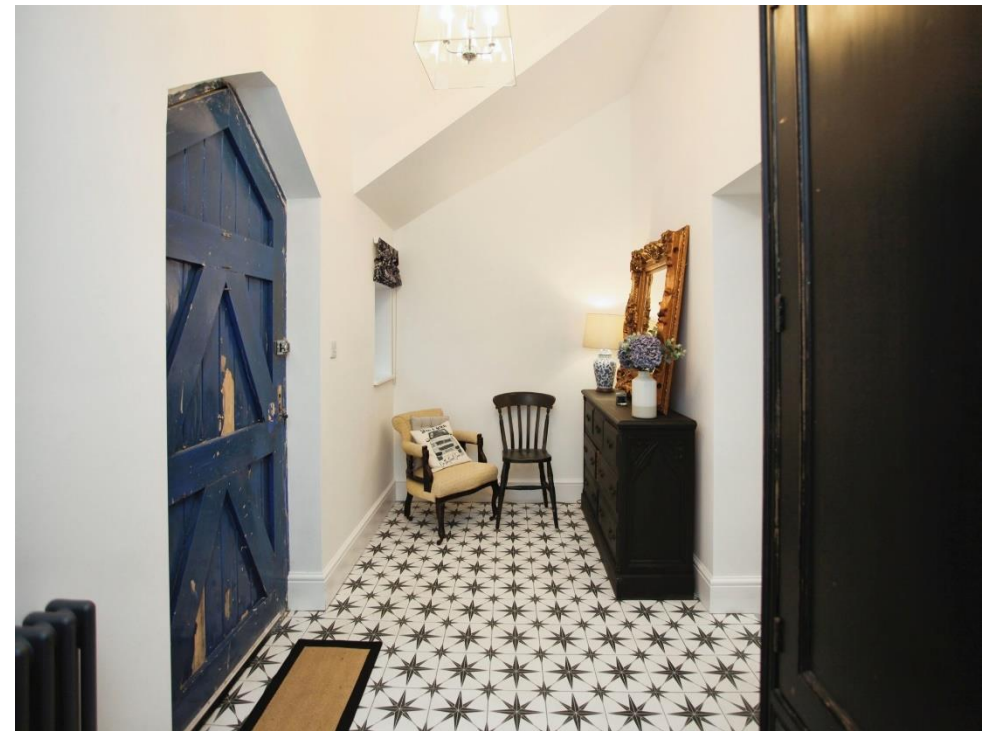
Discover Llanvair Kilgeddin - A Countryside Gem in the Usk Valley

Nestled in the heart of the stunning Usk Valley, Llanvair Kilgeddin offers an idyllic rural setting between the historic market town of Abergavenny and the charming town of Usk. Both locations provide a range of amenities, including supermarkets, boutique shops, restaurants, traditional pubs, and essential healthcare services.

Excellent road connections via the nearby A road network offer easy access to the M4, M5, and M50 motorways, placing the vibrant cities of Bristol and Cardiff within a 40-minute drive. For rail travel, Abergavenny's mainline station offers convenient links to further destinations.

Surrounded by breathtaking countryside, Llanvair Kilgeddin is perfectly positioned for those who love the outdoors. Explore the spectacular Brecon Beacons National Park, enjoy scenic walks along the River Usk, or take in the tranquil beauty of the Monmouthshire & Brecon Canal.

A perfect balance of rural charm and accessibility, Llanvair Kilgeddin is an exceptional location for those seeking a peaceful yet well-connected lifestyle.





### Entrance Porch

Enter via original door to porch. Two UPVC double glazed windows to front elevation. Ceramic tile flooring. Contemporary radiator. Open to main hallway.

### Hallway

Oak doors to kitchen, storage cupboard, bedroom and understairs storage cupboard. Feature Oak glazed doors to sitting room. Spotlighting. Stairs to first floor.

### Sitting Room

17' 2" x 17' 9" ( 5.23m x 5.41m )

This superb, spacious feature room boasts a stunning vaulted ceiling, creating an impressive and airy atmosphere. The space is flooded with natural light through UPVC double-glazed French doors leading to the rear garden, as well as a UPVC double-glazed window overlooking the rear elevation. A striking feature window to the side elevation and two additional UPVC double-glazed windows to the front further enhance the brightness of the room. The modern design is complemented by two contemporary radiators and sleek spotlighting, offering both style and practicality.

### Bedroom Four

13' 3" x 9' 10" ( 4.04m x 3.00m )

UPVC double glazed window to rear elevation. Contemporary style radiator. Oak door to ensuite.



### Ensuite

This elegantly designed bathroom features a shower cubicle with tiled splashbacks, fitted with a rainfall shower and an additional handheld attachment. The suite includes a close-coupled WC and a wash hand basin set within a stylish vanity unit. The space is finished with ceramic tile flooring, tiled splashbacks, a heated towel rail, an extractor fan, and an electric shaver point. Sleek spotlighting adds a modern touch, completing the rooms contemporary appeal.

### First Floor - Bedroom 5/Study

13' x 13' 2" ( 3.96m x 4.01m )

This distinctive feature room, with a mezzanine-style design overlooking the sitting room, offers a unique and contemporary ambiance. It includes a modern radiator, a door leading to a convenient storage cupboard and WC, and is enhanced by sleek spotlighting for a stylish finish.

### WC

Comprising close coupled WC and wash hand basin set in vanity unit. Ceramic tile flooring. Heated towel rail. Door to storage cupboard. Extractor fan. Spotlights.

### Kitchen/Dining/Sitting Room

25' 6" x 22' 11" max ( 7.77m x 6.99m max )

This stunning open-plan kitchen, dining, and living space is a standout feature of the home, offering a perfect setting for family life and entertaining. The luxurious



kitchen is fitted with an extensive range of base units, larder units, and wall cupboards, all complemented by elegant Quartz worktops with an integrated stainless steel sink and drainer. A central island with a breakfast bar provides ample storage and additional Quartz worktop space. There is room for an American-style fridge freezer, alongside a convenient secondary worktop with a wash hand basin.

The space is beautifully finished with porcelain tiled flooring and underfloor heating for ultimate comfort. Natural light floods the room through UPVC double-glazed windows to the front and side elevations. The sitting area features a media wall with an electric fire and shelving, as well as a charming log burner. Additional practical elements include two large storage cupboards and glazed double doors leading to the inner hallway, combining style and functionality seamlessly.

### Inner Hallway

Doors to utility room, boot room, lounge and double doors to under stairs storage cupboard. Stairs to first floor. Porcelain tiled flooring with under floor heating. Spotlights. UPVC double glazed window to side.





### Utility Room

9' 4" x 7' 8" ( 2.84m x 2.34m )

Range of contemporary style base units with laminate worktop incorporating a stainless steel one and a half sink bowl and drainer. Wall mounted Worcester boiler. Larder units. Plumbing for washing matching and dryer. UPVC double glazed window to side. Tiled flooring with under floor heating.

### Boot Room

14' 2" x 7' 11" ( 4.32m x 2.41m )

UPVC double glazed window to rear elevation. Tiled flooring with under floor heating. Door to rear garden. Double doors to storage cupboard and door to shower room.

### Shower Room

9' 7" x 7' 3" ( 2.92m x 2.21m )

Comprising corner shower cubicle, close coupled WC and pedestal wash hand basin. Heated towel rail. Opaque UPVC double glazed window to rear. Electric shaver point. Extractor fan. Spotlights. Tiled flooring with under floor heating.

### Lounge

14' 1" x 13' 3" ( 4.29m x 4.04m )

This spacious lounge provides the perfect setting for relaxation, featuring two UPVC double-glazed windows to the side elevation that allow for an abundance of natural light. The room is further enhanced by the



comfort of underfloor heating, creating a warm and inviting atmosphere.

### Landing

Doors to bedrooms and bathroom. Feature UPVC double glazed window to side.

### Bedroom One

14' 3" x 11' 2" ( 4.34m x 3.40m )

Two UPVC double glazed windows to front elevation. Fitted mirrored wardrobes. Door to ensuite. Radiator.

### Ensuite

Comprising shower cubicle, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window. Heated towel rail. Electric shaver point. Spotlights. Tiled flooring.

### Bedroom Two

14' 2" x 11' 8" ( 4.32m x 3.56m )

UPVC double glazed window to side elevation. Feature valuated ceiling. UPVC double glazed window to front. Radiator. Fitted mirrored wardrobes.

### Family Bathroom

This exceptional family bathroom showcases a luxurious design, featuring a double shower and a stunning roll-top claw-foot bath complete with chrome mixer taps



and a shower attachment. The suite also includes a close-coupled WC and a stylish feature wash hand basin. A door leads to the airing cupboard, which houses the hot water cylinder, while a heated towel rail adds both comfort and practicality. The space is beautifully finished with tiled flooring for a sleek and elegant look.

### Bedroom Three

14' 5" x 9' 4" ( 4.39m x 2.84m )

UPVC double glazed window to side elevation. Fitted mirrored wardrobes. Radiator.

### Outside

Situated on a generous enclosed plot, this property features a driveway at the front providing parking alongside two lawned areas. An additional side driveway offers ample space for multiple vehicles. The wraparound gardens include further lawned areas and sections finished with stone chippings, providing versatile outdoor spaces. The property also benefits from access to a range of outbuildings, including an Airbnb, the original boys and girls toilet block, and various storage buildings, adding unique character and practicality.

### Outbuilding/Airbnb

An excellent opportunity to acquire this established and fully detached Airbnb, situated to the rear of the main property.



### Living Room/Bedroom/Kitchen

15' 1" max x 15' 10" max ( 4.60m max x 4.83m max )

This open-plan space is thoughtfully designed, combining a modern bedroom and living area with a kitchen/breakfast area. The room features wood laminate flooring throughout, a UPVC double-glazed window to the front, and three additional windows to the rear, allowing for plenty of natural light. There are doors leading to a WC and a separate shower room, while an electric wall heater provides warmth and comfort.

The kitchen is equipped with a range of contemporary units, complemented by laminate worktops and an integrated stainless-steel sink with a drainer. It also includes an electric oven and hob, along with space for a fridge, offering both functionality and style.

### Shower Room

Comprising Corner shower and wash hand basin set in vanity unit. Opaque UPVC double glazed window. Heated towel rail. Extractor fan.

### WC

Comprising close coupled WC. Heated towel rail. Extractor fan. Wash hand basin set in vanity unit. Opaque UPVC double glazed window. Ceramic tile flooring. Electric wall heater.

### Outbuilding/Workshop

16' 6" x 10' 7" ( 5.03m x 3.23m )

Two UPVC double glazed windows to front. Power and light.



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