



Estate Agents

Taylor & Co

Abergavenny

Llanvihangel Crucorney
Abergavenny NP7 8DX

Asking Price
£875,000

Llanvihangel Crucorney

Abergavenny, Monmouthshire NP7 8DX

Exceptional four / five bedroomed contemporary home in a private courtyard setting | Set within approximately one third of an acre of landscaped grounds
Striking stone, timber and glass architecture blending traditional character with contemporary design | Spectacular double-height entrance hall with bespoke floating oak staircase | Showpiece kitchen, dining and family space designed for entertaining | Impressive multi-aspect living room
Vaulted ceilings, architectural glazing and beautifully appointed interiors throughout | Beautiful principal suite with dressing area, en-suite bathroom and Juliet balcony
Versatile layout with bedrooms and bathrooms on each floor | Bedroom two with dressing area and en-suite shower room
Private landscaped gardens and terraces creating wonderful indoor-outdoor living | Detached double garage with upper floor and generous off road parking

Occupying a private courtyard setting within grounds of approximately one third of an acre, this individually designed home combines contemporary architecture with a strong sense of traditional character. Built in 2019 within the medieval village of Llanvihangel Crucorney in the Bannau Brycheiniog National Park, the house has been thoughtfully designed to sit comfortably within its historic surroundings whilst offering the space, light and efficiency of a modern home. Traditional stone elevations and pitched slate roofs are complemented by natural cedar cladding and striking aluminium glazing, creating a home that feels entirely appropriate to its setting yet distinctly individual. The dramatic double-height glazed elevation in the entrance is a particular feature, bringing natural light into the heart of the house and providing a contemporary contrast to the stonework. Timber-framed construction, solar panels, a MVHR system (mechanical ventilation heat recovery system), and an excellent EPC rating contribute to the home's energy efficiency, while underfloor heating extends throughout the ground floor.

Inside, generous proportions combine with a considered palette of natural oak, stone, glass and aluminium. Vaulted ceilings and extensive glazing feature throughout, giving the house a wonderful sense of space without compromising its warmth and character. The entrance makes an immediate impression. A double-height hallway is flooded with natural light, with Mandarin stone flooring and a bespoke floating oak staircase with glazed balustrades forming a fabulous centrepiece. Internal glazing provides glimpses through to the adjoining reception spaces and allows light to flow naturally through the house. At the heart of the home is the superb kitchen, dining and family room, designed for both family life and entertaining. Sleek two-tone cabinetry provides extensive storage, centred around a substantial island with marble work surfaces and breakfast bar seating. The specification includes twin Neff ovens with warming drawer, full-height refrigeration and freezer storage, an inset induction hob with integrated extractor, and a Quooker-style tap. Beyond the kitchen there is ample space for dining and informal seating, with each area remaining connected yet having its own identity. Extensive

aluminium-framed glazing and wide folding doors open onto a sun terrace and the garden creating an easy connection between inside and out.

A subtle change in level leads into the generous principal living room, where glazing on several elevations brings in further natural light. Folding doors open onto the terrace, while Mandarin stone flooring and a contemporary wood-style gas stove add warmth to the space. The ground floor is completed by a versatile dual-aspect study or occasional guest room, together with a fitted utility room and contemporary wet room providing flexible spaces for multi-generational living and family get togethers.

The bespoke staircase rises to a galleried first-floor landing overlooking the entrance hall. Here, oak flooring, vaulted and partially vaulted ceilings, exposed beams and traditional-style radiators introduce further character. The principal bedroom forms an impressive suite, with a beamed vaulted ceiling and glazed doors opening to a Juliet balcony overlooking the garden and affording a view towards the Skirrid Fawr. Extensive fitted wardrobes and a separate dressing area lead through to a beautifully appointed en-suite with freestanding slipper bath, rainfall shower and twin countertop basins. The remaining bedrooms continue the same high standard, with oak flooring, vaulted ceilings and fitted storage featuring throughout. The second bedroom also benefits from a dressing area and en-suite shower room, while a stylish four-piece family bathroom serves the remaining bedrooms.

Outside, a private courtyard approach provides generous parking alongside a substantial detached double garage, designed to complement the architecture of the house and incorporating a useful upper floor. An external CCTV system provides additional security. The encircling gardens provide a private and attractive setting around the house with terraces adjoining the principal living spaces offering plenty of opportunity for outdoor dining and entertaining, while areas of lawn, gravelled landscaping, established hedging and mature trees create structure and privacy. At the end of the garden is

an attractive garden summerhouse / home office equipped with power and WiFi, creating a versatile space for home working, leisure and hobbies.

Overall, this is a beautifully considered home where traditional materials, contemporary architecture and impressive living spaces come together particularly well. Its design respects the character of its historic village setting, while providing the space, energy efficiency and quality expected of a modern home. Its technical specification is impressive and includes network and satellite wiring throughout; plus being alarmed with remote controlled entrance gates and garage door.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway
Quadruple aspect kitchen / diner / family room
Study/ guest bedroom
Utility / boot room
Wet room

FIRST FLOOR COMPRISING

Landing
Principal bedroom with dressing area and en-suite four piece bathroom
Bedroom two with dressing area and en-suite shower room
Bedroom three
Bedroom four
Family bathroom

GARDENS

Occupying a generous plot of approximately 1/3 of an acre, the property enjoys beautifully presented gardens and grounds which complement the contemporary character of the house. The home is approached through a private courtyard serving just three other similarly styled properties, before electronically operated double gates open onto a stone-chipped driveway providing ample parking for several vehicles and access to a detached double garage.

DOUBLE DETACHED GARAGE | A substantial detached double garage with an electrically operated door, concrete floor, power and lighting, together with two EV charging points. A staircase rises to a useful boarded first-floor area, providing excellent additional storage.

FRONT GARDEN | The generous front garden has been thoughtfully landscaped to create an attractive and welcoming setting for the house. Areas of lawn are complemented by natural stone walling and railway sleeper borders, while a magnificent, mature Sycamore tree provides an impressive focal point. The driveway opens onto a porcelain-tiled seating terrace, with an additional raised seating area creating further space for outdoor dining and relaxation. Access is available to both sides of the property, with external lighting, a garden tap and CCTV also provided.

REAR GARDEN | Enjoying a south-easterly aspect, the rear garden has been beautifully designed with a series of distinct terraces and seating areas, creating wonderful spaces in which to relax and entertain throughout the day. The kitchen opens through tri-fold doors directly onto a porcelain-tiled terrace, enclosed with contemporary glass balustrading and providing a natural extension of the indoor living space. Steps descend into the garden, where a generous lawn is framed by mature hedging, giving the garden an attractive sense of privacy and seclusion. Spanning the width of the living room, a further set of tri-fold doors opens onto an impressive composite-decked entertaining terrace, finished with glazed panels and stainless-steel balustrading and overlooking the garden. At the far end of the lawn is a further landscaped seating area alongside a summer house/home office equipped with power and WiFi, making this a versatile space for home working, hobbies or simply enjoying the garden. Overall, the gardens have been exceptionally well considered, combining mature planting and established trees with contemporary hard landscaping and several outdoor entertaining areas, making the outside space every bit as impressive as the house itself.

SITUATION | Llanvihangel Crucorney is an attractive and historic village surrounded by beautiful Monmouthshire countryside, close to the eastern edge of the Bannau Brycheiniog National Park and the Black Mountains. Despite its wonderfully rural setting, the village remains within easy reach of Abergavenny, making it particularly appealing to families looking for a quieter country lifestyle without feeling isolated. For families with younger children, Llanvihangel Crucorney Primary School is situated nearby in Pandy.

The surrounding countryside is a major part of the area's appeal, offering families the opportunity to enjoy walking and outdoor life virtually from the doorstep. The village lies close to the Black

Mountains and the Skirrid, providing an enviable setting in which to enjoy the changing seasons and the landscape of this beautiful part of Monmouthshire. There is also a strong sense of history and character to the area, with traditional stone buildings and historic landmarks contributing to an established village atmosphere.

For a family, perhaps the greatest attraction is the balance Llanvihangel Crucorney offers: space and countryside, a local primary school and a genuine village environment, combined with convenient access to the wider facilities of Abergavenny. It is an appealing setting while retaining the practicality needed for everyday family life.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, water and drainage are connected to the property. The property is served by an air source heat pump and solar pv panels fitted to the roof, underfloor heating throughout the ground floor.

Council Tax | Band G (Monmouthshire County Council)

EPC Rating | Band B

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM754274. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, full fibre broadband is available to be connected to the property.

Mobile network | 02, Three, EE, Vodafone indoor coverage.

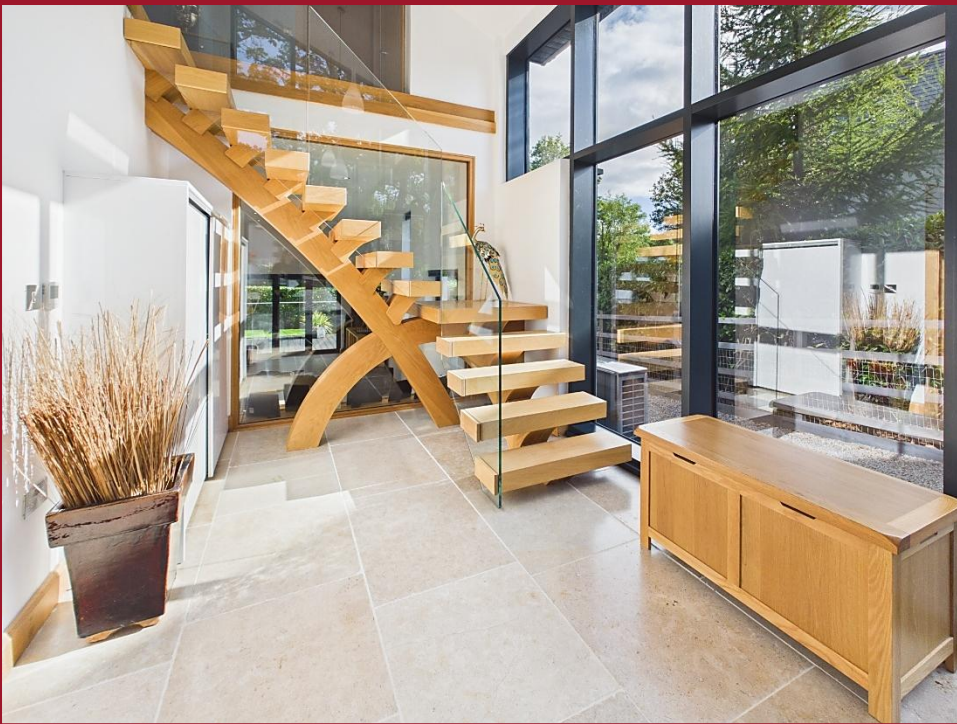
Viewing Strictly by appointment with the Agents

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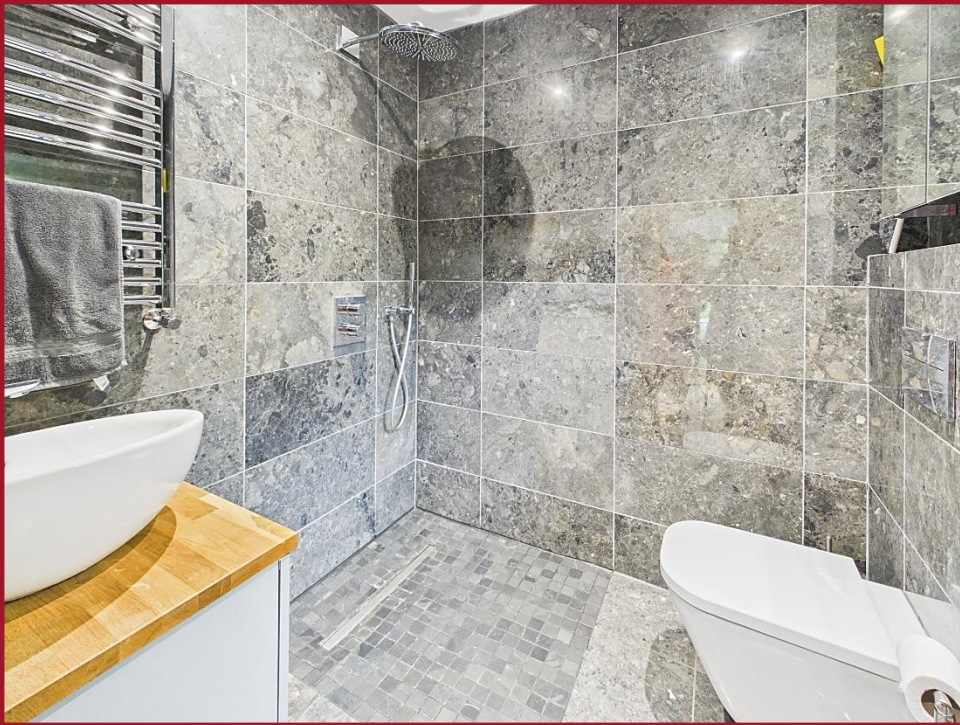
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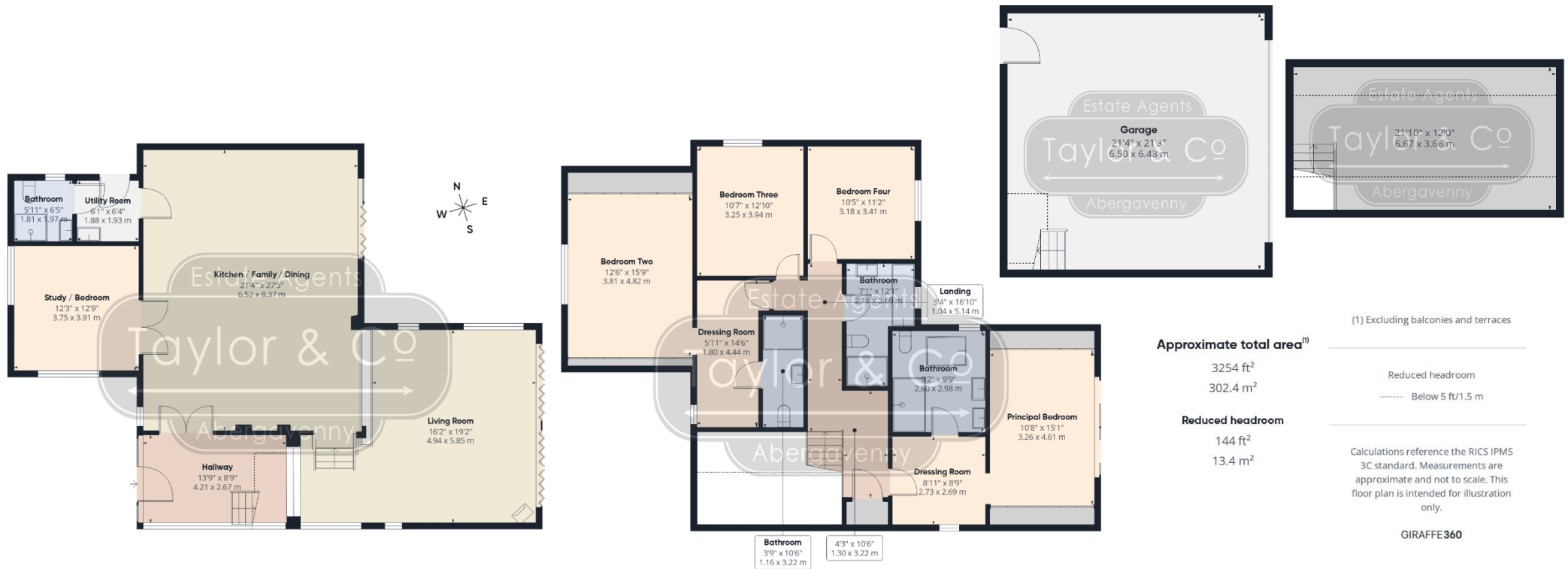


Floorplan

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