



Christie Residential

YOUR HOME, HANDLED WITH CARE

Church Cottage,
Abergavenny

£725,000

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About this property

A much-loved family home enjoying breathtaking views across the Usk Valley towards the Blorenge Mountain to the front and Sugar Loaf Mountain rising behind, the property has been thoughtfully extended and improved by the current owners to create an impressive and welcoming home offering over 2,400 sq. ft of flexible, well-planned accommodation. A spacious entrance porch opens into a superb 24ft sitting room with a multi-fuel burner, a bright and inviting space ideal for both everyday family life and entertaining. This flows seamlessly into an equally generous dining room, creating an excellent sense of space throughout the tiled ground floor. Further accommodation includes a well-appointed kitchen/breakfast room with granite worktops, handmade cabinetry and integrated appliances, a cosy snug, rear hall with a capacious cloaks cupboard, a large pantry, a utility room and a ground floor shower room. Upstairs, the dual aspect principal bedroom suite is particularly spacious, complemented by a walk-in wardrobe and en-suite shower room. There are three further double bedrooms (two with built-in-storage), along with a single bedroom currently used as a study. The generous landing provides a versatile additional area, ideal as a reading nook, study space, or seating area. A stylish family bathroom with a freestanding bath completes the first floor. Externally, the property is approached via a driveway providing parking for several vehicles and leading to a detached double garage. A second entrance provides additional parking. The level gardens, situated mainly to the front of the house, offer a private and tranquil setting with a wide variety of established trees and shrubs, an attractive patio seating area for al-fresco dining. Combining character, space and an exceptional setting, this is a wonderful family home offering both versatility and stunning surroundings in equal measure. NB: Following Storms Ciara and Dennis in 2020, the Llanwenarth flood bank was destroyed and water entered the ground floor. The damaged bund was reinstated in 2020 and significantly improved in 2026. The current owners have improved flood resilience and installed modern flood defences. About the location

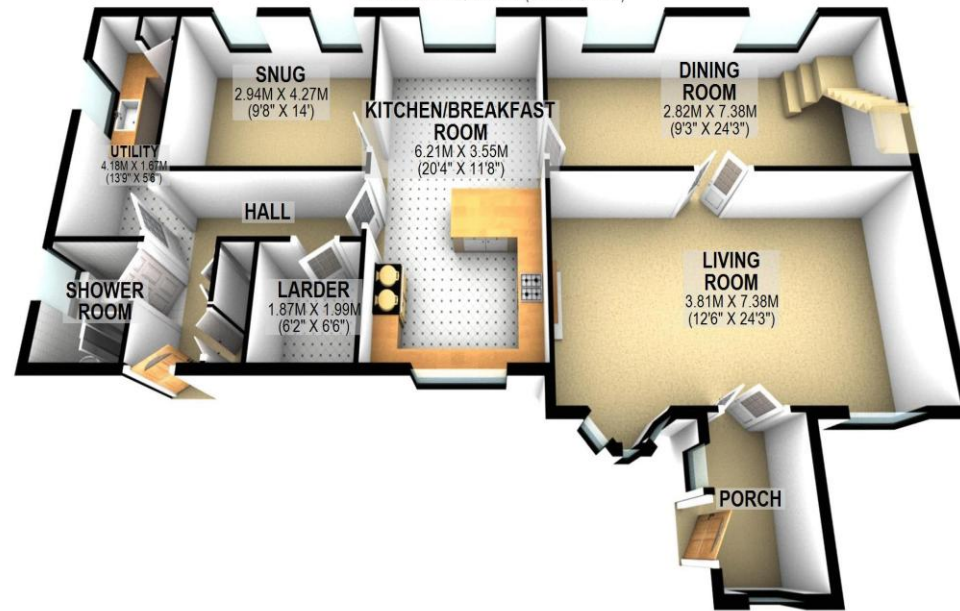
The hamlet of Llanwenarth is nestled on the lower slopes of the Sugarloaf Mountain in the spectacular surroundings of the Bannau Brycheiniog National Park, with views of the Blorenge dominating the skyline. At the heart of Llanwenarth is the 14th century St Peter's Church, with origins in the 6/7th centuries. Abergavenny is 2 miles away and provides a wide range of amenities, which include major supermarkets, independent retailers, the regular weekly market and wealth of leisure and cultural options. There are also a number of primary schools, a secondary school and Nevill Hall Hospital. Five miles to the west is Crickhowell, offering a vibrant alternative with a range of retailers, pubs and restaurants. Abergavenny is the major transport hub for the area; the railway station allows easy access to anywhere on the rail network and the A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away.





GROUND FLOOR

APPROX. 115.0 SQ. METRES (1237.9 SQ. FEET)

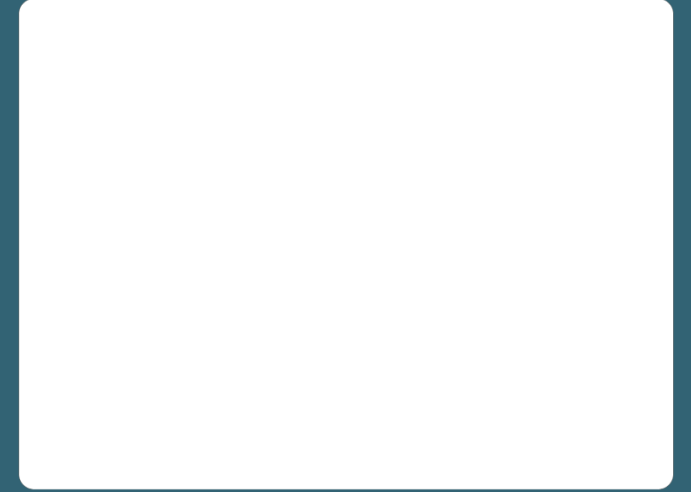


FIRST FLOOR

APPROX. 110.9 SQ. METRES (1193.9 SQ. FEET)



TOTAL AREA: APPROX. 225.9 SQ. METRES (2431.8 SQ. FEET)



Directions

From central Abergavenny take the Brecon Road towards Crickhowell and continue past Nevill Hall Hospital. Take the second left turn opposite Pentre Lane, continue along this road past the church and the property can be found on the right hand side. The What3Words location is: radar.grapevine.candle

USEFUL information

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water are connected to the property, a spring fed water supply is also available. Drainage is via a septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 10 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.