



Christie Residential

YOUR HOME, HANDLED WITH CARE

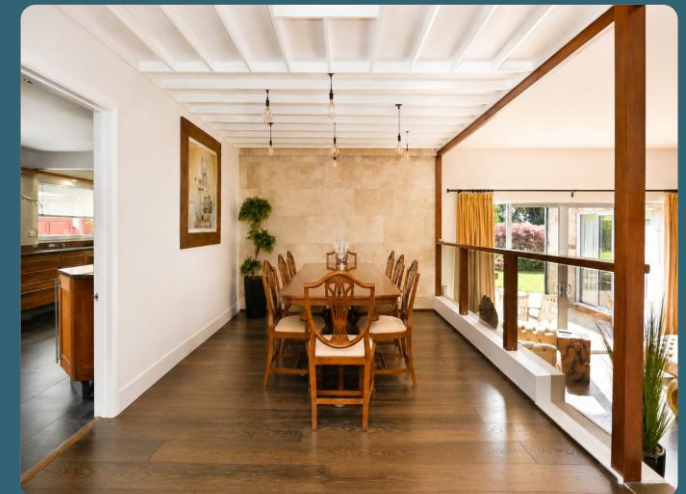
Church View,
Llangattock Lingoed

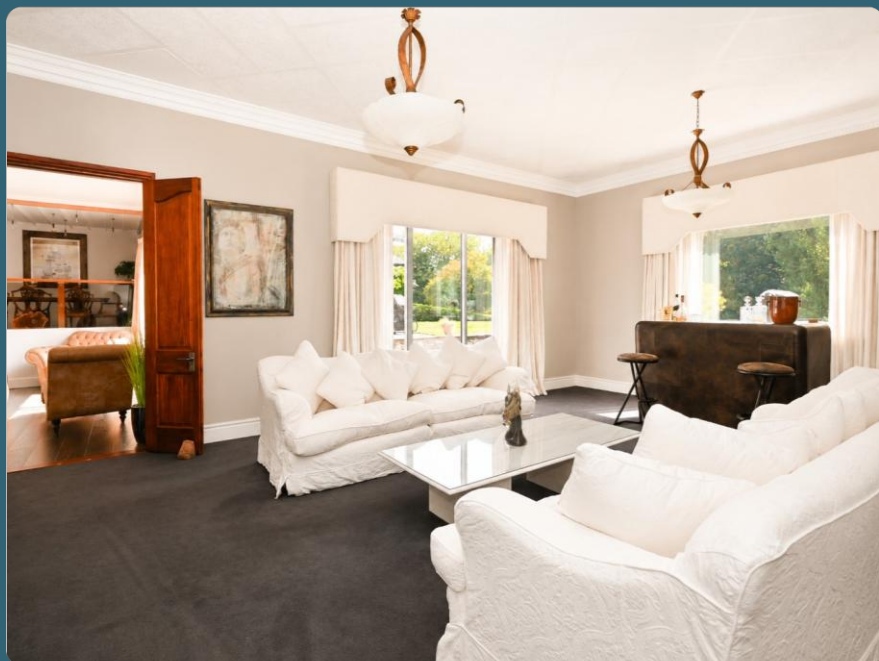
£795,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





About this property

Occupying an enviable position in the heart of the sought-after village of Llangattock Lingoed, Church View is an exceptional detached residence that combines generous proportions with an outstanding level of craftsmanship and attention to detail. Beautifully presented throughout, this individual home extends to approximately 2,686 sq ft and enjoys uninterrupted views towards the medieval St Cadoc's Church, whilst the renowned Hunter's Moon Inn is quite literally moments away via a discreet gate from the garden.

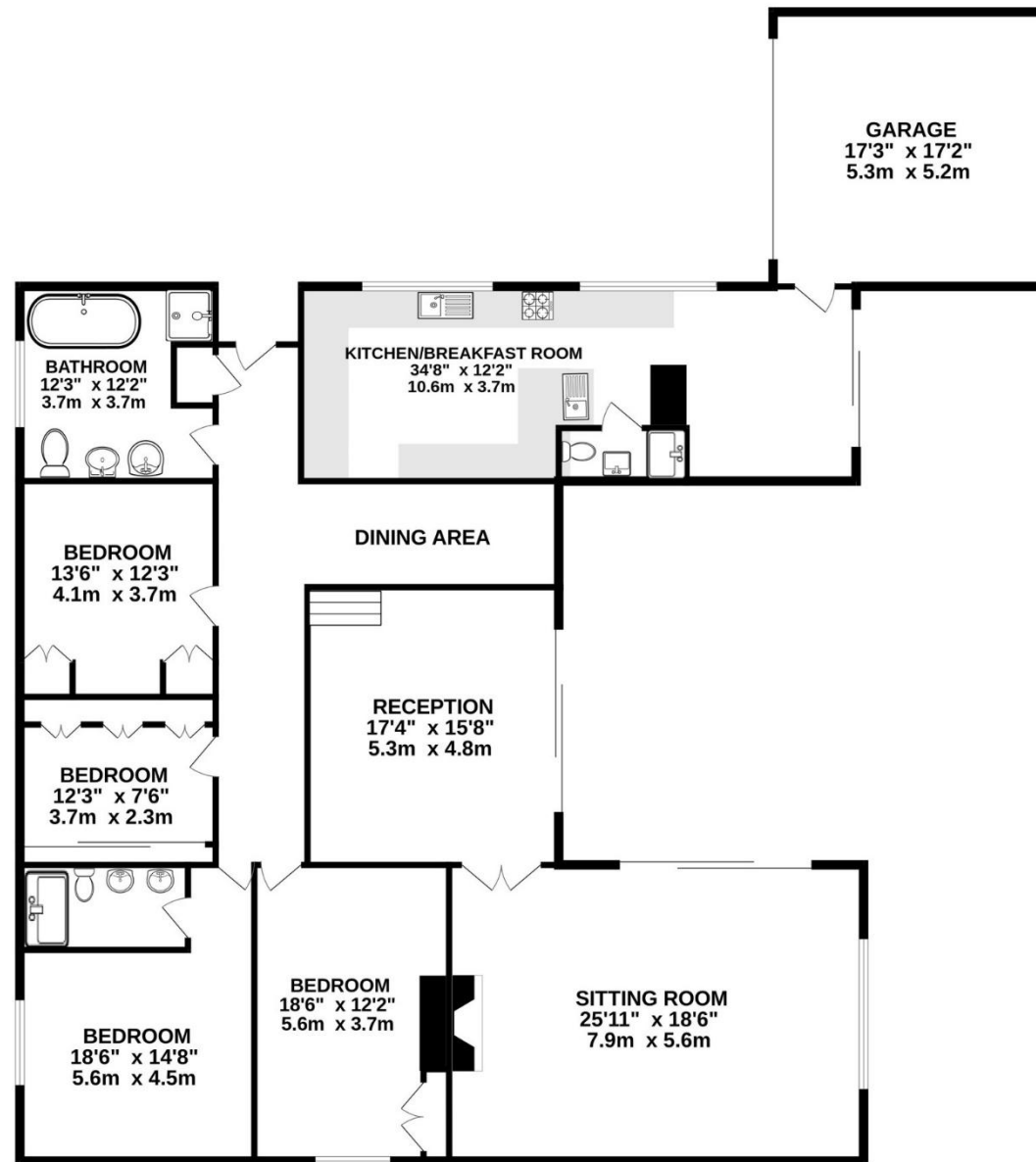
Designed with both everyday living and entertaining in mind, the accommodation is centred around an impressive reception hall with striking coffered ceilings and engineered oak flooring, leading to a series of elegant reception spaces. The sitting room, complete with vaulted ceiling, feature stone wall and Invicta wood-burning stove, provides a wonderfully relaxing space, whilst the substantial lounge offers further flexibility with its impressive proportions, feature stone fireplace and extra-height doors creating an ideal family room, entertaining space or games room. The bespoke handmade cherry wood kitchen is undoubtedly one of the home's highlights. Finished with substantial Edinburgh granite worktops, integrated appliances and a Quooker boiling water tap, it flows seamlessly into the breakfast area where an impressive 483-bottle 'Wine Wall' creates an eye-catching focal point. There is also utility area with door to a recently updated shower room, while from the Breakfast room there is direct access to the integral double garage. The bedroom accommodation is equally impressive, comprising four generous double bedrooms, all benefitting from fitted furniture. The principal suite enjoys a recently remodelled luxury en-suite shower room, whilst the beautifully appointed family bathroom features Villeroy & Boch sanitaryware, a walk-in wet room shower and quality tiling throughout. Throughout the property, bespoke finishes are evident at every turn, from solid timber internal doors and engineered oak flooring to underfloor heating across the principal living spaces, carefully considered lighting and an extensive range of fitted cabinetry. Modern conveniences including electric gates, electric sectioned garage door, CCTV, alarm system and security lighting sit effortlessly alongside the home's timeless design.

Accessed through large patio doors from all three of the main social areas, the landscaped south-facing gardens have been designed to follow the sun throughout the day. Offering a variety of seating areas and terraces to enjoy the surrounding views in privacy, steps lead down to a manicured lawn. Whether entertaining friends on the terrace, relaxing with family or taking the short stroll through the rear gate to enjoy lunch at the Hunter's Moon Inn, the gardens are as much a feature of the property as the house itself. Llangattock Lingoed is one of Monmouthshire's most desirable villages, renowned for its welcoming community, beautiful surrounding countryside and historic character. Overlooking the ancient St Cadoc's Church and with excellent access to Abergavenny, Monmouth and the wider road network, Church View offers an exceptional lifestyle in an equally exceptional setting. Offered with no onward chain.





GROUND FLOOR
2686 sq.ft. (249.5 sq.m.) approx.



TOTAL FLOOR AREA : 2686 sq.ft. (249.5 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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EPC GRAPH TO BE ADDED
HERE

Directions

From the Angel Hotel on Cross Street (NP7 5EU) follow Monk Street north for three quarters of a mile before turning right onto Grosvenor Road (B4521). After 5.3 miles passing through the village of Llanvetherine, turn left. After 1.8 miles bear left into the village of Llangattock Lingoed passing the Hunter's Moon and Church. As the road bears right the property can be found on the right hand side. The What3Words reference is ///tasks.airports.choice.

USEFUL information

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

SERVICES: We understand that there is an oil-fired heating system , recently replaced boiler and that mains electricity and water are connected to the property. Drainage is via a septic tank. Standard broadband is available (provided by EE with an estimated maximum speed of 20 mbps. . Several satellite options are available providing excellent coverage, 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.