



Christie Residential

YOUR HOME, HANDLED WITH CARE

Ty Deri Farmhouse,
Llanvetherine, Abergavenny

£825,000

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About this property

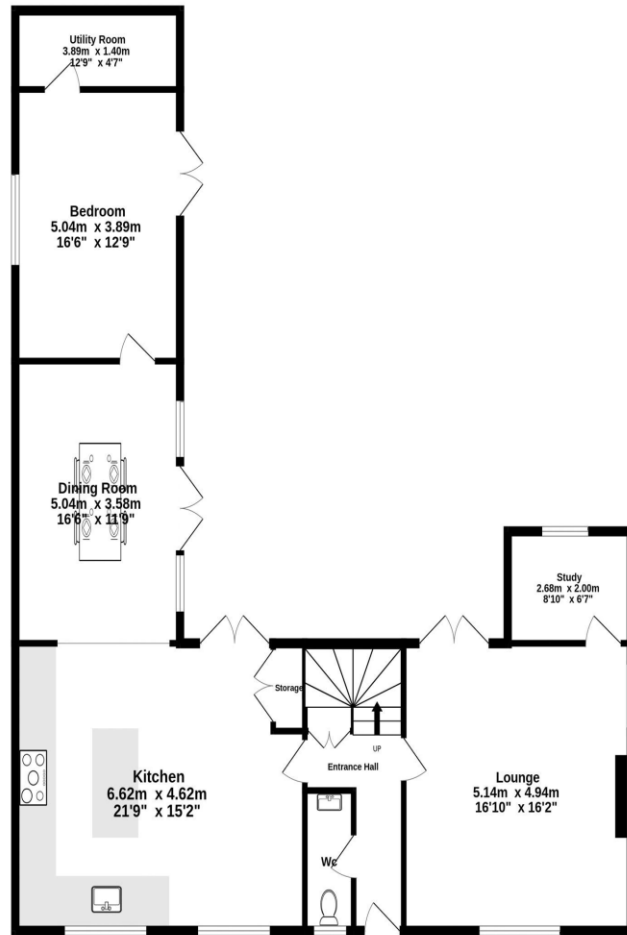
Situated in the heart of the stunning Monmouthshire countryside, this beautifully presented farmhouse is located in the picturesque village of Llanvetherine, near the historic White Castle and just six miles from the thriving market town of Abergavenny. Painstakingly extended and comprehensively refurbished by the current owners circa 2011, the property offers an outstanding blend of traditional charm and high-spec contemporary living. Set in grounds of a little under three acres, that have been thoughtfully landscaped into formal gardens and a large paddock, ideal for families, hobby farming, or those simply seeking space and privacy in a scenic rural setting. The interior spans nearly 2000 sq. ft. and has been finished to the highest standard including tiled floors throughout the ground floor, and solid oak doors. The centrepiece is a spacious open-plan kitchen with modern cabinetry integrated appliances and central island, which flows through to a dining area with doors out to the garden. This open plan arrangement is complemented by a large dual-aspect lounge with feature fireplace. There is a further reception room with separate entrance which provides flexibility as a guest bedroom or multi-generational option, particularly as there is an attached room with en-suite potential with services already connected. The ground floor accommodation is completed by a study, entrance hall and guest WC. The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with smartly fitted en-suite shower, a modern family bathroom, and an airy landing with excellent built-in storage. Energy efficiency is a key feature of this home as it benefits from a ground source heat pump, providing an eco-friendly and cost-effective heating solution complemented by underfloor heating which runs throughout. The property is set back behind a delightful and private front garden with brick pathway winding its way to the front door. It is largely laid to lawn with a number of mature trees and shrubs, with a seating area from which to enjoy the southerly aspect. A driveway runs to one side leading to a large gravelled parking area, which includes a detached oak-framed garage with attached double carport. The beautifully maintained gardens include a gravelled dining terrace, ornamental pond, mature planting, and sweeping lawns with uninterrupted views across rolling Monmouthshire countryside. From the garden a gate opens into the paddock which allows options for livestock or just leading the good life. There is a further entrance to the paddock via a five bar gate next to the boundary of the front garden. This is a truly exceptional home that combines a splendid countryside setting with convenient access to Abergavenny's shops, schools, and transport links, including the mainline train station offering connections to Cardiff, Bristol, and London.

About the location

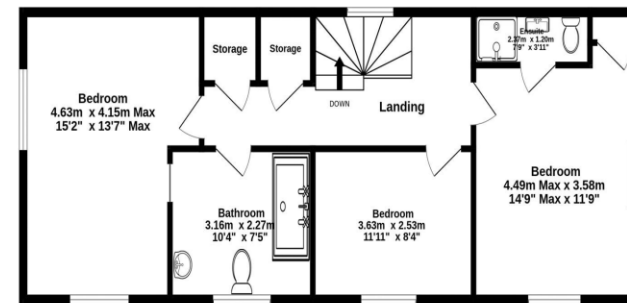




Ground Floor
114.1 sq.m. (1229 sq.ft.) approx.



1st Floor
68.5 sq.m. (738 sq.ft.) approx.



TOTAL FLOOR AREA : 182.7 sq.m. (1966 sq.ft.) 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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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). Continue for approximately six miles, past the sign for White Castle, and take the immediate left into a private lane. The property can be found at the top of the lane on the right hand side. What3Words reference: ///negotiators.converged.hunt

USEFUL information

SERVICES: We understand that there is a ground source heat pump and that mains electricity and water are connected to the property. Drainage is via a septic tank. Standard broadband is available (provided by Openreach) with an estimated maximum speed of 23 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'. The Council Tax Band is F (Monmouthshire County Borough Council – 01633 644644).

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.