



BETHLEHEM MANSE

MAES Y GWARTHA ROAD | GILWERN | ABERGAVENNY | MONMOUTHSHIRE | NP7 0EY

P parrys
Ahead of the curve

WELCOME TO BETHLEHEM MANSE

A pretty, stone cottage full of charm, blending period features with a contemporary finish. Once a vicarage dating back beyond the 19th century, it showcases exposed beams, wooden floors and feature fireplaces. The versatile layout has been thoughtfully opened up for modern family living while retaining its timeless character throughout.

KEY FEATURES

- Pretty, stone period cottage with a wealth of features
- Beautifully appointed and extended for family living
- Mix of contemporary fittings and period features
- Open plan living accommodation
- 5 bedrooms with principal suite occupying the second floor
- Detached garage and shed / workshop
- Semi rural location within 6 miles of Abergavenny town



GROUND FLOOR

Enter through the porch, with windows to either side, into the generous sitting room which spans the full width of the house. This inviting space features wooden flooring and windows overlooking the front of the property, together with fireplaces at each end, a wood burning stove set on a stone hearth at one side, and a feature cast iron fireplace at the other. These focal points create two distinct areas to relax and unwind. From the sitting room, the wooden flooring continues seamlessly through to the open plan kitchen/dining room which is fitted with an array of contemporary units, matching cupboards and wooden worktops which complement the flooring and the built in Range cooker. Adjacent to the kitchen is the impressive sun room, with a magnificent lantern roof that floods the room with natural light and double doors leading straight out to the garden, an ideal spot to enjoy the outdoors all year round. A useful WC is situated centrally within the property, completing the ground floor.



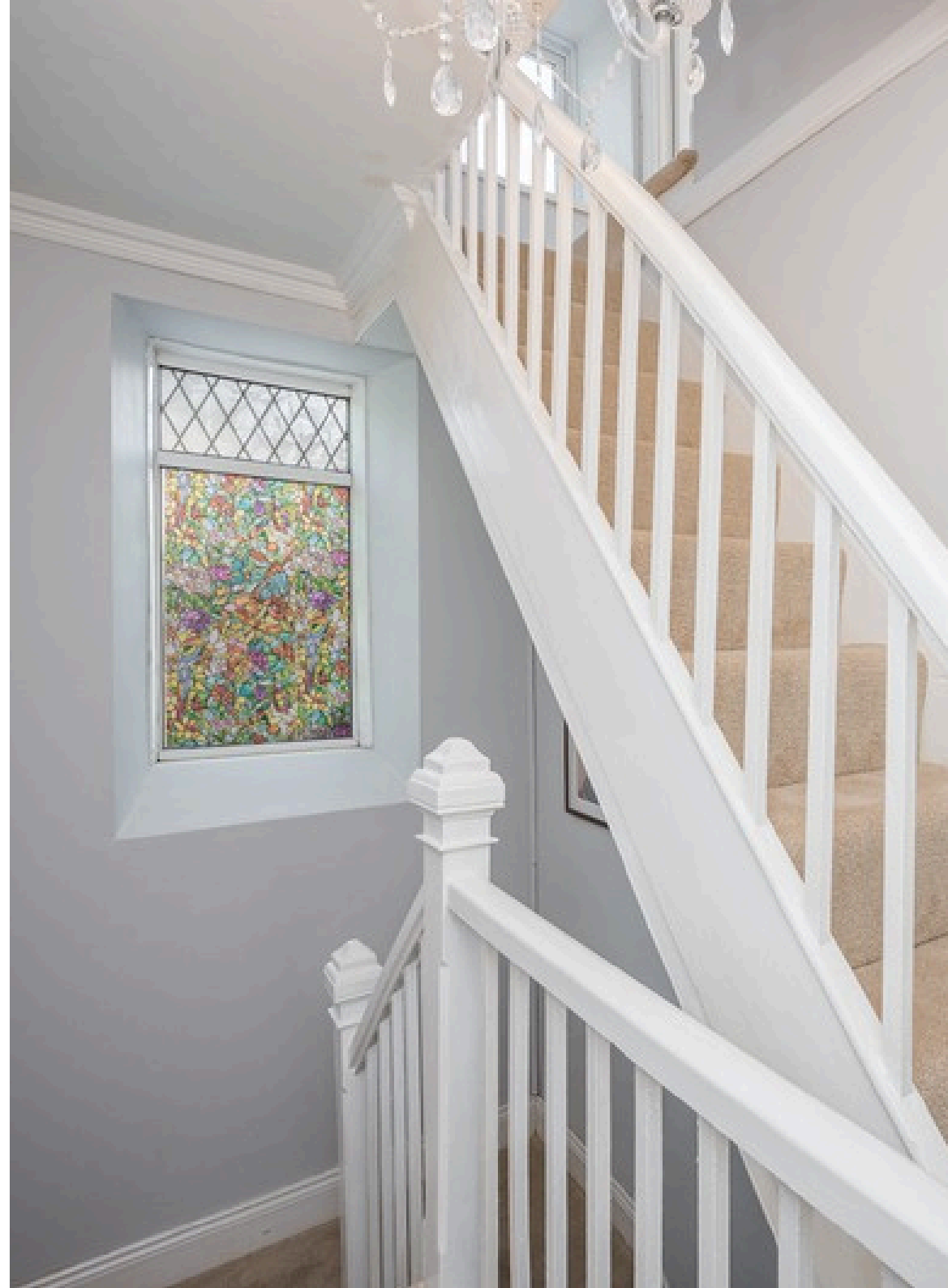




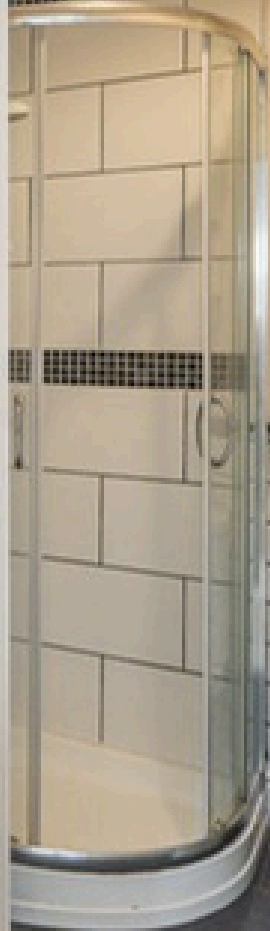
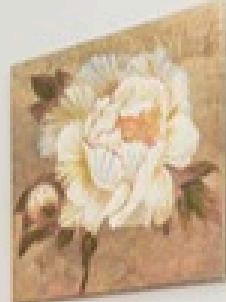


FIRST FLOOR

Stairs lead from the inner hall to the first floor, where four bedrooms are located. All of the bedrooms are neutrally decorated and one benefits from an en-suite shower room. A main family bathroom with a freestanding bath completes the first floor accommodation.











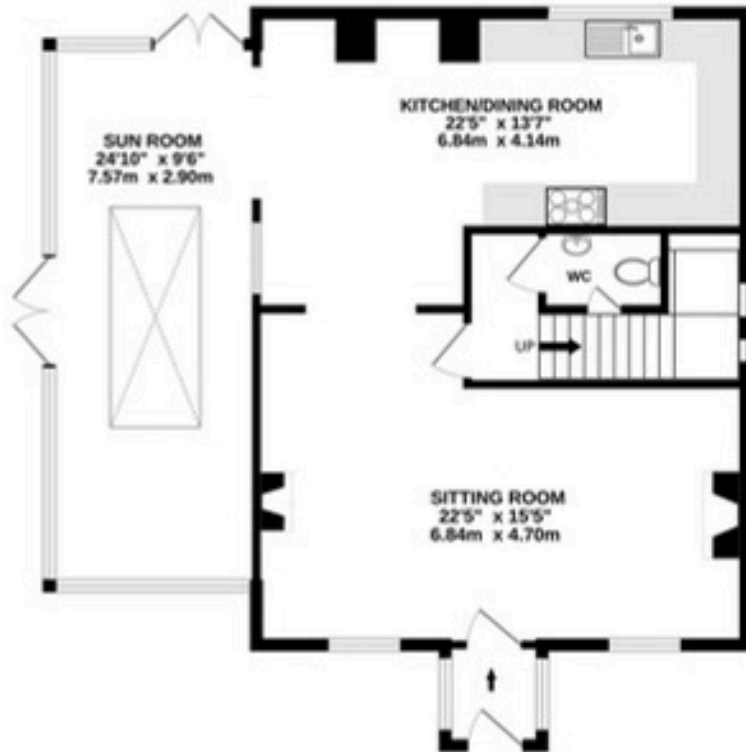
SECOND FLOOR

A further staircase leads to the second floor where the principal suite is located, a spacious bedrooms with exposed beams and ample space for a dressing area to one side. The en-suite bathroom has been cleverly designed and includes a freestanding roll top bath, creating a luxurious retreat.

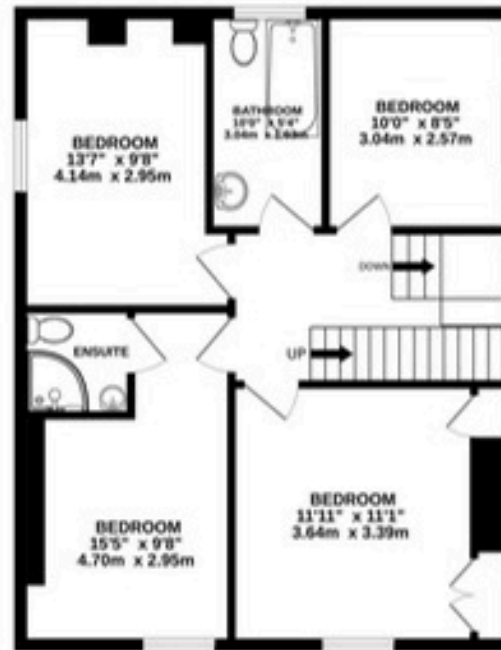




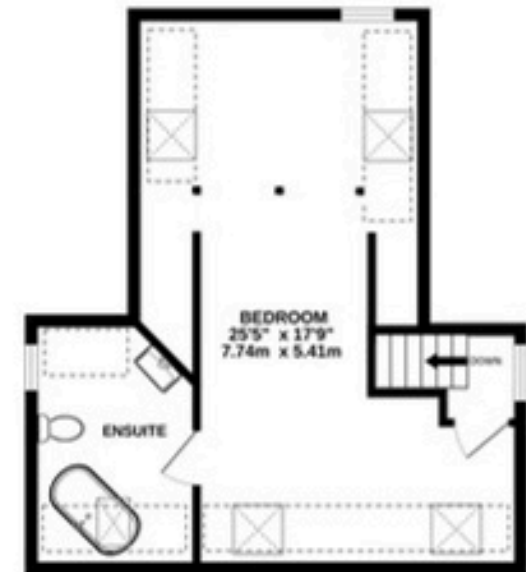
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



BETHLEHEM MANSE, GILWERN, ABERGAVENNY, NP7 0EY

TOTAL FLOOR AREA : 1961 sq.ft. (182.2 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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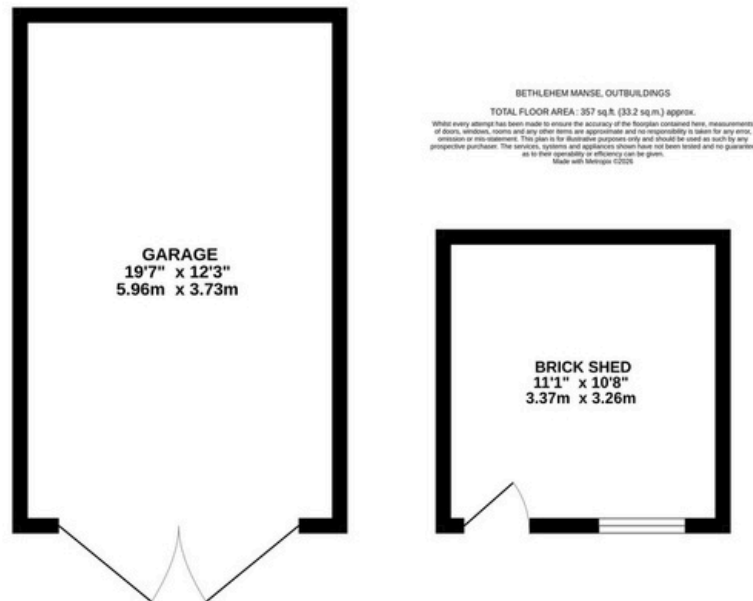
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-101)	A		105
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E	53	
(41-50)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUTSIDE

Set well back from the road and backing onto mature woodland, the property enjoys a peaceful and private setting. At the front, a garage sits alongside a paved parking area, which leads to wooden gates opening onto the driveway with space for further vehicles. A separate pedestrian gate to the front of the garden provides access to a pathway leading directly to the front door, bordered on one side by a lawned area with raised beds and mature hedging and on the other by a lawned area, planted with blossom trees, a useful stone shed / workshop is situated within the garden.

A pathway continues around the side of the property to a stone patio area, an ideal spot for outdoor dining and entertaining.







LOCAL AREA

The house is situated within Brecon Beacons/ Bannau Brycheiniog National Park in the village of Gilwern. The village offers a range of local amenities including convenience stores, hairdressers, public houses, a doctor's surgery and a well-regarded primary school. The area is renowned for its spectacular countryside with a range of activities including walking, horse riding and paragliding available. The nearby Monmouthshire & Brecon canal offers access to delightful walks along the towpath and narrow boats can be hired to enjoy the countryside at a gentler pace. Gilwern is approximately 4 miles to both Abergavenny and Crickhowell where a wider range of services can be found including high schools, supermarkets and leisure facilities. Gilwern is just off the A465 Heads of the Valley Road and near to the A40 which in turn links to the M4/M5 and M50 motorway networks. A mainline railway station can be found in the historic market town of Abergavenny.

DIRECTIONS

From Abergavenny follow the Heads of the Valleys Road (A465) towards Merthyr Tydfil. After circa 2.5 miles, pass Gilwern and continue straight towards Merthyr Tydfil. After approximately, take the left hand turn signposted Clydach and Llanelli Hill. At the T junction, take the left hand turn signposted Maesygartha and turn onto Station Road. Take a further left onto Main Road. Continue on this road for just under a mile and the property will be found on your left hand side.

What 3 Words: ///chairyng.requiring.fees



INFORMATION

Asking Price: £495,000

Local Authority: Monmouthshire County Council.

Council Tax Band: E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: F. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, mains water, oil fired central heating, septic tank drainage which is shared with two other properties.

Broadband: Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE is good outdoors and in home. 02, Vodafone and Three are good outdoors and variable indoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number CYM656650 – copies of which are available from Parrys.

Agent's Notes: EV charger (type 2) has been installed at the property. Land adjacent to the house (on the west hill) has planning permission for change of use. Applications are underway for the construction of a dwelling. Please ask Agent for more details. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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