



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Smithy Cottage,
Llanvapley
£300,000**

- ♥ Semi-Detached Cottage
- ♥ Modernisation Project
- ♥ Outbuilding Extension Potential
- ♥ Front And Rear Gardens





About this property

A charming semi-detached cottage occupying a generous plot in the highly desirable village of Llanvapley, close to the village cricket pitch. Requiring complete modernisation throughout, the property presents an exciting opportunity for purchasers to create a superb family home in a sought-after rural location while adding considerable value. The existing accommodation currently comprises a living room and kitchen to the ground floor, with two bedrooms and a bathroom on the first floor. Of particular note is the substantial outbuilding positioned to the rear of the cottage, which offers excellent potential to be incorporated into the main accommodation, subject to any necessary consents, creating a significantly larger home suited to modern family living. Externally, the property benefits from gardens to both the front and rear, providing ample outdoor space. In addition, there is a separate parcel of land adjacent to the property, which is separated from the cottage by a driveway. This additional area offers intriguing future potential for development, subject to the necessary planning permissions. The neighbouring property previously benefited from planning consent for a dwelling on a comparable-sized plot, although this consent has now lapsed. Rarely available in such a desirable village setting, this property combines the charm of a traditional cottage with outstanding scope for renovation, extension and possible development. Llanvapley enjoys a strong community spirit and excellent accessibility to the amenities, schools and transport links of Abergavenny, Raglan and Monmouth, making it an ideal location for those seeking rural living without isolation. Offering enormous potential for enhancement and personalisation, this is a unique opportunity to acquire a character property with extensive possibilities in one of Monmouthshire's most sought-after villages. Offered for sale with no onward chain.

Llanvapley is a picturesque and highly regarded village set in the heart of rural Monmouthshire, surrounded by beautiful rolling countryside and enjoying a wonderfully peaceful atmosphere. The village is known for its strong sense of community, attractive rural setting and timeless charm, making it particularly appealing to those seeking a quieter pace of life in a traditional Welsh village environment. Despite its tranquil location, Llanvapley is well placed for access to the nearby market towns of Abergavenny, Monmouth and Raglan, each of which offers a wide range of shops, schools, leisure facilities and everyday amenities. The surrounding area is rich in scenic walks, country lanes and outdoor pursuits, with the Black Mountains and Wye Valley both within easy reach, providing excellent opportunities for walking, cycling and enjoying the countryside. The village also benefits from good road connections, with the A40 and A449 offering straightforward access to Newport, Cardiff and the Midlands, as well as links to the wider motorway network. This makes Llanvapley an ideal choice for buyers looking to enjoy the benefits of rural living without sacrificing convenience or connectivity.

Directions

From Abergavenny take the B4233, Old Monmouth Road, out of the town and continue for 4.4 miles into the village of Llanvapley. The property can be on the left hand side opposite the cricket pitch. the What3Words reference is: sunset.outbursts.retail

USEFUL information

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

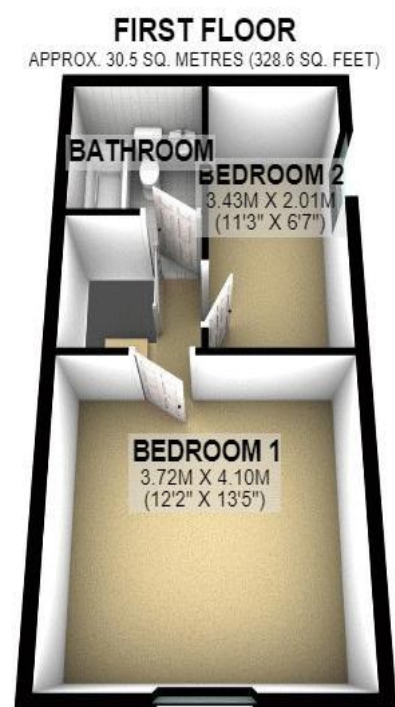
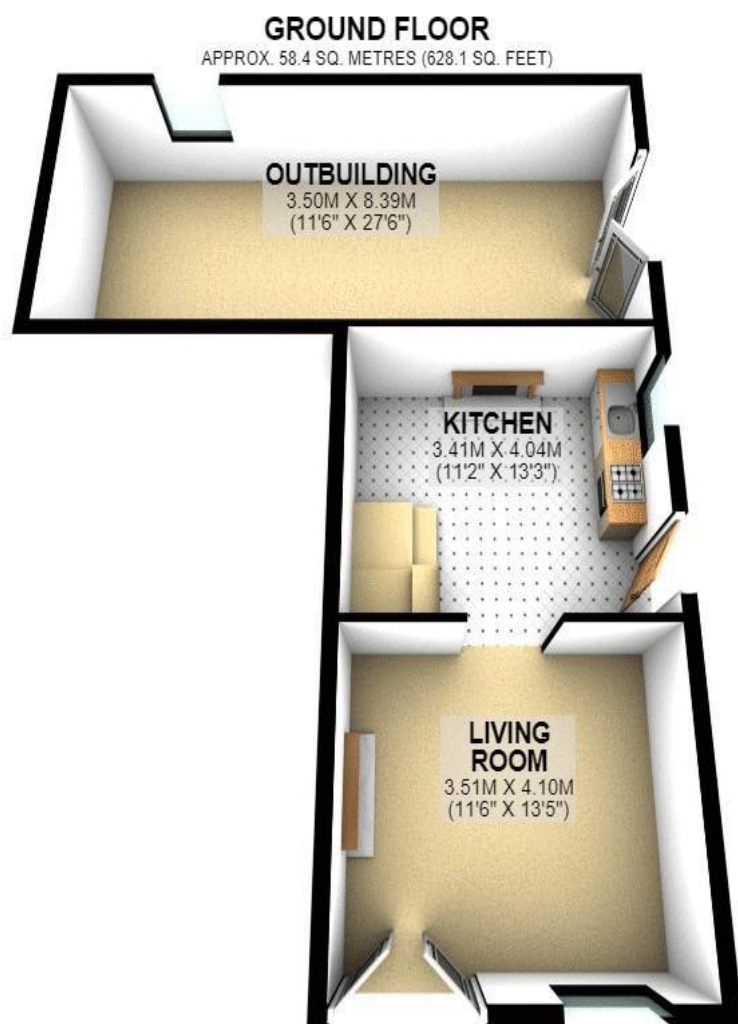
SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 88.9 SQ. METRES (956.7 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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