



Govilon

Guide price **£750,000**



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Garn Ddyrys Farm

Blaenavon Road, Govilon, Abergavenny, Monmouthshire NP7 9NY



Secluded stone cottage set within 5.35 acres with Outbuildings and breathtaking Bannau Brecheiniog views.



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Key features

- Detached stone House
- Over 5 acres of grounds
- 4 double bedrooms
- Outbuildings adaptable for varied usage
- Gated driveway and double carport
- Countryside views



Step inside



Tucked away at the end of a quiet no through road, this characterful stone cottage offers versatile two-floor accommodation set within 5.35 acres. Complete with adaptable outbuildings and stunning views over Bannau Brecheiniog and set in The Blorenge foothills.

Upon entering this charming stone cottage, you are welcomed into an entrance hallway where a staircase rises to the first floor and latched doors lead to the principal reception rooms.

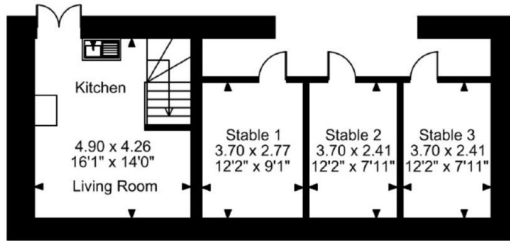
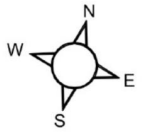
The main lounge is a wonderfully characterful space, featuring a beautiful stone fireplace with wood-burning stove and original spiral stone steps, a delightful nod to the property's rich heritage. Doors open to the rear garden, allowing natural light to pour into the room. The adjacent dining room enjoys its own stone fireplace, creating a warm and inviting atmosphere perfect for entertaining family and friends.

Terracotta tiled flooring flows seamlessly into the well-appointed kitchen/breakfast room, fitted with a range of wall and base units centred around a characterful Aga. Dual aspect windows frame stunning countryside views, whilst a door provides convenient direct garden access. Completing the ground floor accommodation is a practical cloakroom/WC.

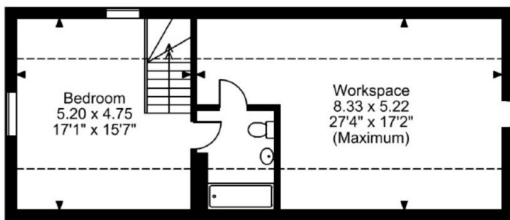
To the first floor, four generously sized double bedrooms each enjoy far-reaching views across the breathtaking surrounding landscape. The bedrooms are served by a well-appointed family bathroom, thoughtfully accessible in Jack and Jill fashion from both the main landing and the principal bedroom, offering a perfect blend of practicality and comfort.

Garn Ddyrys Farm, Blaenavon Road, Govilon, Abergavenny

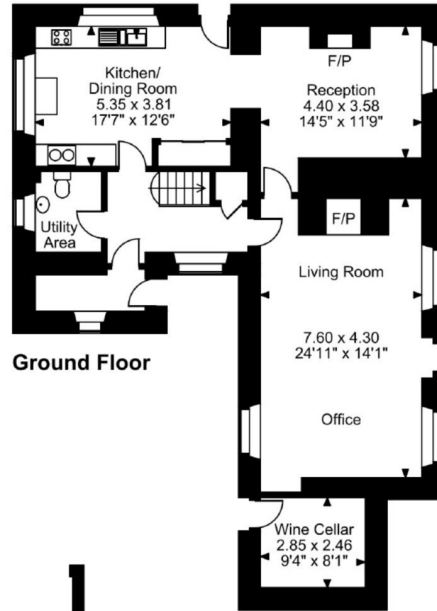
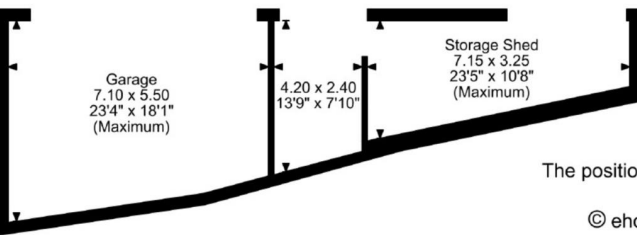
Approximate Gross Internal Area
Main House = 2027 Sq Ft/188 Sq M
Garage & Storage Shed = 686 Sq Ft/64 Sq M
Annexe = 633 Sq Ft/59 Sq M
Stables = 314 Sq Ft/29 Sq M
Wine Cellar = 149 Sq Ft/14 Sq M
Total = 3809 Sq Ft/354 Sq M



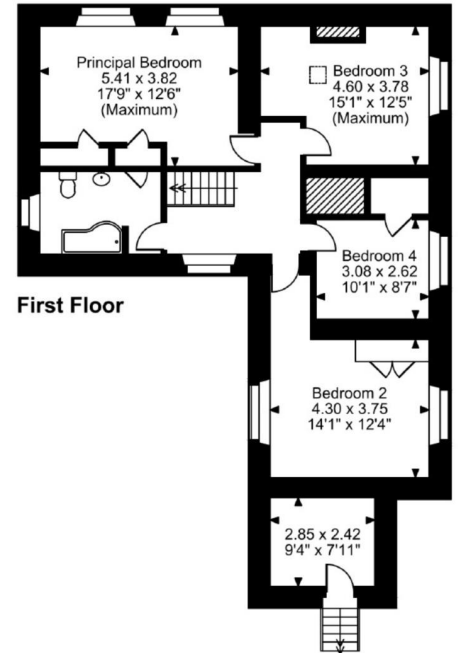
Annexe Ground Floor



Annexe First Floor



Ground Floor



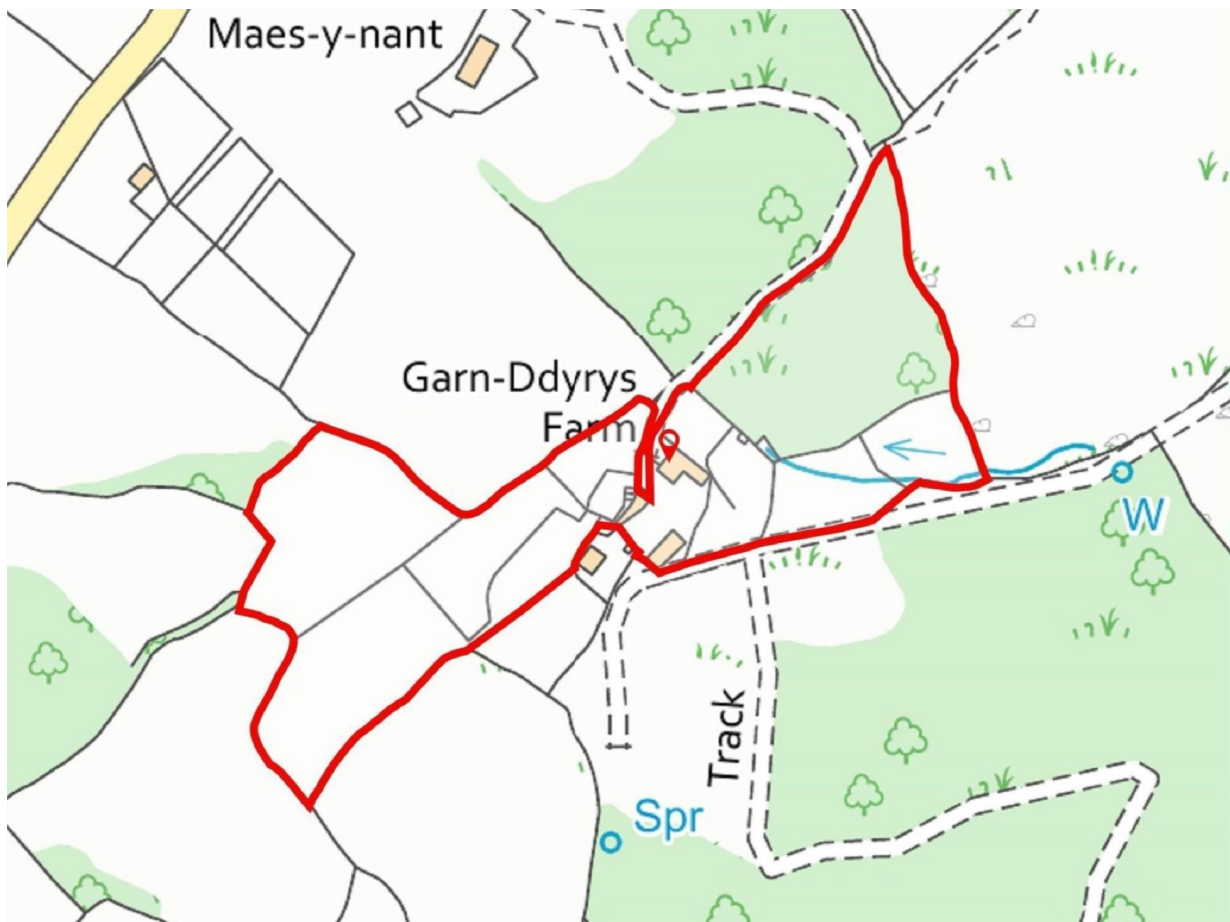
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Step outside



Externally, the property is truly exceptional, with grounds extending to approximately 5.35 acres and offering a wonderful variety of outdoor space and opportunity.

Immediately surrounding the cottage, manicured lawns provide a neat and well-tended setting, whilst beyond, mature wooded areas offer a sense of seclusion and natural beauty. The paddocks extend further across the grounds, making the property particularly well suited to those with equestrian or smallholding interests.

Access to the property is via a gated driveway, adding a sense of privacy and security, which in turn leads to a double carport providing convenient covered parking for two vehicles.

A substantial detached outbuilding further enhances the appeal of this remarkable property. Currently configured with three stables, the building also benefits from an adjoining room with glazed doors, providing a versatile additional space suitable for a variety of uses. Above, a workshop is accessed via characterful stone steps to the side, adding yet further flexibility and potential to this already impressive outbuilding.

Overall, the grounds and outbuildings combine to offer an outstanding package for those seeking a property with space, versatility and a true sense of the countryside.

Situated on the fringes of Abergavenny, the property enjoys a superb semi-rural setting whilst remaining well connected to the town's many amenities, including local shops, restaurants and schools.

For those needing to travel further afield, the larger cities of Cardiff, Bristol and London are all readily accessible via excellent road and rail links, making this an ideal retreat for those seeking countryside living without compromising on connectivity.

AGENT'S NOTE:

We are advised that the driveway to the property crosses neighbouring land and that the vendors pay a contribution to driveway maintenance. The spring and water supply are also located on the neighbour's land. Two footpaths also cross the property (Monmouthshire County Council 363/564/1 & 363/559/1).

Information

Postcode: NP7 9NY

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D



What Three Words

What3words flesh.uses.steady

The full listing

Form much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



scan here for more information

Property ID: ACP45634



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.