



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

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

**Oak House,
Llanvapley
£475,000**

- ♥ Three Bedroom Detached Cottage
- ♥ Modernisation Project
- ♥ No Onward Chain
- ♥ Large Plot





About this property

A charming detached cottage occupying a generous plot opposite the village cricket pitch in the highly desirable community of Llanvapley. Believed to be one of the oldest properties in the village, Oak House was originally formed by combining two cottages and has remained in the same family ownership since the 1960s. Now requiring renovation and modernisation, the property offers an exciting opportunity to create a wonderful family home full of character and history. The existing accommodation comprises a spacious living room, dining room, kitchen, utility room, study, conservatory, and ground-floor shower room. Upstairs, there are three bedrooms and a family bathroom. The cottage enjoys a particularly attractive and wide plot, with driveway parking and a detached garage. Mature gardens extend mainly to the front and side of the property and are predominantly laid to lawn, providing an appealing outdoor setting. Offering significant potential in a peaceful village location, Oak House combines rural charm with excellent accessibility to the amenities, schools and transport links of Abergavenny, Raglan and Monmouth. This unique property is likely to attract a wide range of prospective purchasers seeking a character home with scope to enhance and personalise. No onward chain.

About the location

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 [///triangles.stop.tooth](#)

USEFUL information

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

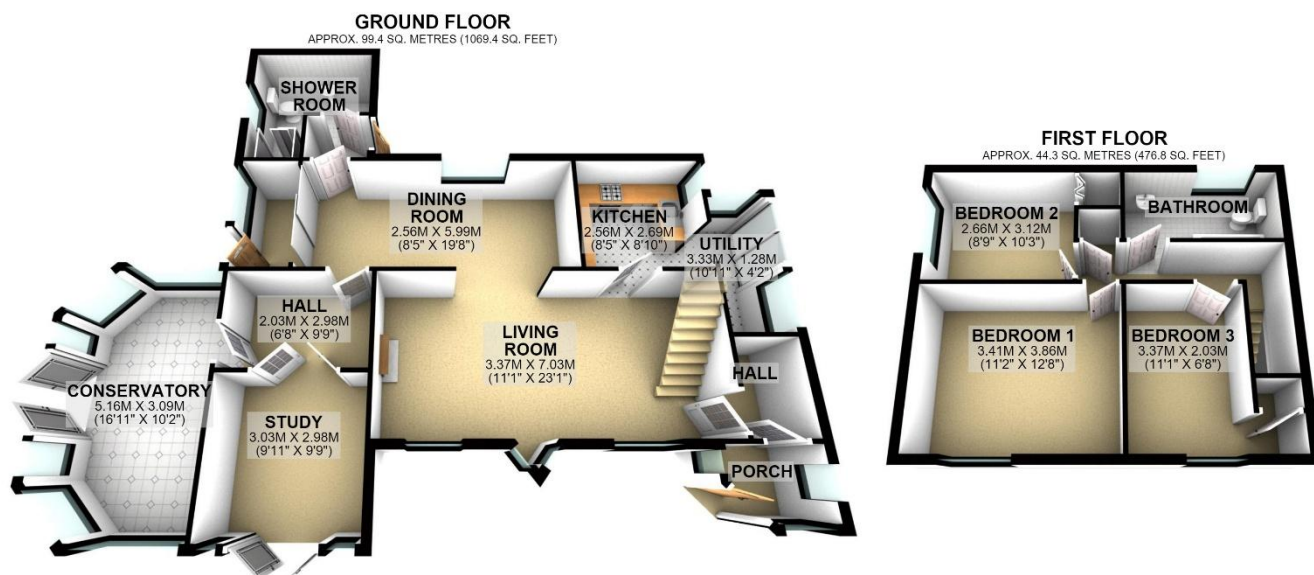
SERVICES: We understand that mains electricity and water are connected to the property. Central heating is provided with an oil fired boiler and drainage is via a septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbps. For information on mobile 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. 143.6 SQ. METRES (1546.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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