



Abergavenny Road
Monmouthshire NP7 8HL

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£985,000

Abergavenny Road

Monmouthshire NP7 8HL

Outstanding family residence with a striking blend of contemporary design and traditional country house character within short driving distance of Abergavenny

Significantly enhanced and transformed to an exceptional standard offering about 314 sqm of luxury accommodation

Sitting in circa 0.6 acres of landscaped gardens and grounds with glorious views towards Black Hill and the surrounding Monmouthshire countryside

Superb open-styled living space ideal for family life & entertaining | Impressive dual aspect lounge with vaulted ceiling & feature stone fireplace | Five piece bathroom suite

Versatile layout offering excellent flexibility for changing family needs | Elegant principal suite with Juliette balcony overlooking the gardens (potential to split into two rooms)

Two further double bedrooms | High-quality finishes throughout including bespoke oak staircase & Mandarin Stone flooring

Extensive driveway parking, mature gardens & large sandstone entertaining terrace

This exceptional country residence enjoys a delightful setting just outside Abergavenny. Significantly enlarged and transformed over the past five years, the property now offers beautifully balanced family living with an emphasis on light, space and a seamless connection to the surrounding countryside. Approached via a sweeping driveway and framed by meticulously maintained gardens, it effortlessly blends timeless character with contemporary elegance, creating a residence that is both striking and welcoming.

Originally a modest, detached bungalow, the property underwent an extensive programme of renovation and a substantial two-storey extension in 2021, resulting in the remarkable residence seen today. Offering about 314 sqm of luxury accommodation, contemporary open-styled living sits comfortably alongside traditional country house influences, creating an environment equally suited to relaxed family life and entertaining on a larger scale. A striking Foxtail Oak entrance porch provides a fitting introduction, opening into a spacious reception hall with arched reclaimed entrance doors, where natural materials, quality craftsmanship and carefully considered detailing immediately set the tone. Created by the current owners as their own family home, the property showcases exceptional attention to detail throughout. Mandarin Stone flooring and wood-effect porcelain tiling flow across the ground floor, complemented by a bespoke oak and steel staircase, enhanced by handcrafted joinery, oak detailing and distinctive red brick skirting boards. Aluminium-framed windows and tri-fold doors, together with contemporary double-glazed units, maximise natural light and capture the surrounding rural views.

At the heart of the property lies a magnificent open-plan kitchen, dining and family room; a superb sociable space tailored to modern living. A substantial central island anchors the room, while generous dining and seating areas create an effortless flow for everyday life and entertaining alike. Expansive glazing and wide opening doors invite the gardens into the living space and strengthen the connection with the outdoors. Complementing this is a stunning dual-aspect lounge featuring a vaulted ceiling, exposed timbers and a striking stone fireplace that forms a captivating focal point. The room balances scale and character with warmth and comfort, providing the perfect place to unwind. Further ground floor

rooms include an additional sitting room opening onto a sun terrace via tri-fold doors, a utility room, boiler room, cloakroom and a versatile double bedroom. A room currently arranged as a home gym offers further flexibility to suit individual requirements.

The first floor provides beautifully proportioned bedroom accommodation arranged around a spacious landing. Of note is the outstanding principal suite, an elegant retreat enjoying excellent proportions, abundant natural light and a luxurious feel. Expansive glazing and a Juliette balcony frame views across the gardens and towards the surrounding hills. A second generous double bedroom and a beautifully appointed five-piece family bathroom complete the first-floor layout. The current arrangement has been configured to create larger bedrooms, although the space offers potential to be reconfigured into additional rooms should future owners wish.

Outside, the grounds extend to approximately 0.6 acres and enjoy attractive views towards Black Hill, locally known as The Cat's Back, creating a wonderful connection with the surrounding Monmouthshire landscape. The sweeping driveway provides extensive parking and is framed by wide lawns, mature hedging and established boundaries. To the rear, a substantial sandstone terrace spans the width of the house and enjoys a sunny southerly aspect, providing an idyllic setting for outdoor dining, entertaining and relaxation. Beyond, the gardens are principally laid to lawn, offering an excellent balance of space, privacy and outlook.

A rare opportunity to acquire a substantial village-edge country residence, combining character, craftsmanship and contemporary comforts within one of Monmouthshire's most sought-after rural communities.

SITUATION | For more comprehensive shopping and leisure facilities the nearest towns are: Abergavenny, Monmouth, the Cathedral City of Hereford and Ross on Wye are all easily accessible by car and boast many high-street shops, supermarkets and independent boutiques as well as

restaurants and cafes. The area is well served for schools for all ages in both the state and private sector with the nearest primary being in Cross Ash. A school bus service picks up for schools in both Monmouth and Abergavenny.

Abergavenny railway station provides services to central London and Bristol via Newport as well as Cardiff, Manchester and Hereford. Road links via the A465 provide access to the motorway and "A" route network, giving access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

ACCOMMODATION

The accommodation is arranged as follows:

GROUND FLOOR

Foxtail Oak Porch opening into Entrance Hallway
Dual Aspect Lounge
Sitting Room
Open styled Kitchen / Dining / Living Room
Utility Room & separate Boiler Room
Home Gym
Cloakroom / WC
Double Bedroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Five piece Family Bathroom suite

OUTSIDE

In total, the property sits within grounds of approximately 0.6 acres, affording a distant view towards the Black Hill, known locally as the Cat's Back, creating a wonderful sense of space and connection with the surrounding countryside.

FRONT GARDEN | Enjoying a semi-rural setting well back from the village lane, the property is approached by a sweeping stone-chipped driveway offering ample parking for numerous vehicles and a sandstone pathway which guides you to a striking oak-framed entrance porch. The extensive gardens are predominantly lawned and are bordered by mature hedgerows and traditional walling, providing a delightful backdrop and a degree of privacy. Wrapping around the side of the house, the lawn continues seamlessly before opening into:

REAR GARDEN | A sandstone pathway extends around the perimeter of the house, leading to the rear garden, which enjoys a desirable southerly aspect and far-reaching views towards the surrounding hillside. Spanning the full width of the property, an impressive sandstone sun terrace adjoins the rear elevation, creating a perfect space for al fresco dining, entertaining, or simply relaxing in the afternoon and evening sunshine. Beyond, the gardens are lawned and feature an attractive African Bean tree and are enclosed by a combination of mature hedging and timber fencing. Additional features include a useful garden shed, external lighting, plus a water tap and power supply.

OUTSIDE



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Buyer Note | The property is next to a small farm. Access to the private drive is via a right of way over a small area in front of the drive off the village road.

Services | Mains electric and water are connected to the property. Private drainage via septic tank and oil fired central heating.

Council Tax | Band E (Monmouthshire CC) **EPC Rating** | C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM824942. The agent is not aware of any restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, a fibre connection to the cabinet is available in the general area; a copper wire connection is also available.

Mobile network | According to Ofcom: 02, Three, EE, Vodafone provide indoor coverage in this area.

Viewing Strictly by appointment with the Agents

T 01873 564424

E abergavenny@taylorandcoproperty.co.uk

Reference AB584











Floorplan



Approximate total area⁽¹⁾

3388 ft²

314.8 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.