



Christie Residential

YOUR HOME, HANDLED WITH CARE

Raglan Road, Llantilio Crossenny,
Abergavenny

£635,000

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About this property

A beautifully presented four-bedroom barn conversion, set within the rolling Monmouthshire countryside close to the sought-after village of Llantilio Crossenny. Full of character and substantially improved by the current owners, the property combines the charm and character of a traditional barn with the comfort and practicality required for modern family living. Recent improvements include an updated kitchen, bathroom and en-suite, renewal of the windows throughout, together with the addition of a useful workshop. The accommodation is arranged over two floors and provides well-proportioned and versatile living space. The ground floor comprises an impressive 14' entrance hall and seating area, which leads through to the superb 34' open-plan kitchen/living room. Providing a wonderful space for both everyday living and entertaining, the updated kitchen is well integrated into the room, with the generous proportions allowing clearly defined areas for cooking, dining and relaxation. A WC and utility room with separate rear entrance complete the ground floor. Upstairs, there are four bedrooms, including a generous principal bedroom with an updated en-suite shower room. Three further bedrooms are complemented by a smartly presented family bathroom, providing excellent accommodation for family and guests alike.

Outside, the property is approached via a gravelled driveway providing parking for several vehicles. There is also a large section of level lawn. The rear garden comprises an extensive patio ideal for outside entertaining with a section of lawn framed by borders, well stocked with a wealth of flowers and shrubs. Discreetly positioned to the side of the property is a useful 22' x 13' workshop with power, together with a timber shed and separate wood store, providing excellent additional storage and practical space for hobbies or home projects.

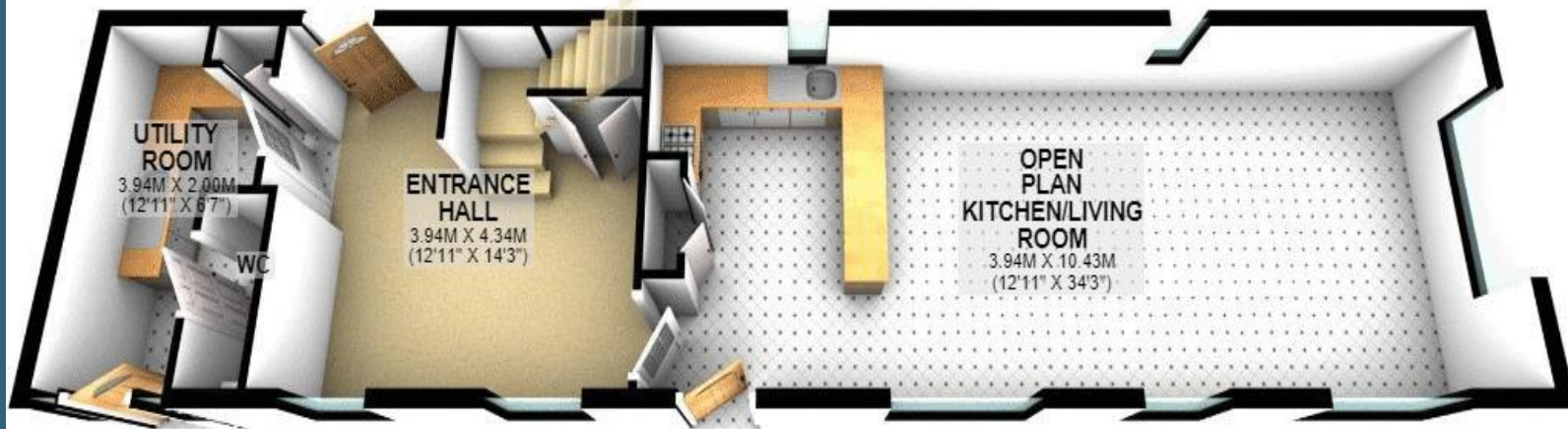
The property occupies a rural position surrounded by the beautiful countryside for which this part of Monmouthshire is renowned, yet remains within easy reach of a number of popular local attractions and amenities. The historic White Castle is close by, while the Rolls of Monmouth Golf Club and White Castle Vineyard are also within easy reach. The area is particularly well regarded by walkers, with the Offa's Dyke Path and Three Castles Walk providing a wealth of opportunities to explore the surrounding landscape. The market towns of Abergavenny and Monmouth are both approximately eight miles away, offering a wide range of shops, supermarkets, restaurants and leisure facilities. Abergavenny additionally provides a hospital and mainline railway station. The village of Raglan, around four miles away, and also offers a useful range of everyday amenities.





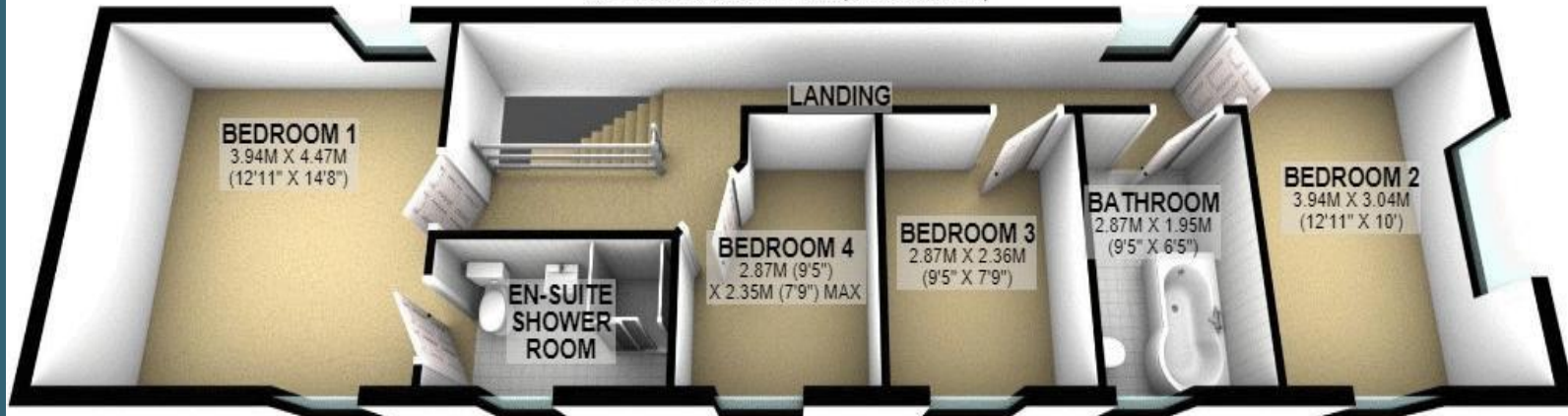
GROUND FLOOR

APPROX. 68.2 SQ. METRES (734.1 SQ. FEET)



FIRST FLOOR

APPROX. 68.8 SQ. METRES (740.2 SQ. FEET)



TOTAL AREA: APPROX. 137.0 SQ. METRES (1474.3 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Abergavenny take the B4233, Old Monmouth Road, out of the town and continue for just over 7 miles taking the right hand fork at the signpost for Llantilio Crossenny. Follow the road and take the right turn signposted Penrhos. Continue for 0.9 miles and the property can be found on the right hand side as part of a small group of properties, forming Penrhos Farm. The What3Words reference is ///rate.extra.nicer.

USEFUL information

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank shared with the neighbouring property. Full Fibre broadband is available (provided by Sky) with an estimated maximum speed of 900 mbs. 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.