



Christie Residential

YOUR HOME, HANDLED WITH CARE

The Boat House,
Llanfoist Wharf

£1,250,000

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About this property

Occupying an exceptional waterside position at historic Llanfoist Wharf, The Boat House is a truly remarkable and highly individual residence, set within one of the most enchanting and historically significant locations in South Wales. Offered with no onward chain, this prestigious home presents a rare opportunity for a seamless move into an extraordinary canal-side setting. Nestled alongside the tranquil waters of the Monmouthshire & Brecon Canal, within the celebrated Blaenavon Industrial Landscape UNESCO World Heritage setting, the property combines architectural character, fascinating provenance and an idyllic lifestyle in equal measure.

Believed to date from the early 19th century and forming part of the original canal wharf complex, The Boat House is deeply rooted in the story of Britain's industrial and canal heritage. Llanfoist Wharf developed around 1805 in connection with Hill's Tramroad, once a vital route carrying iron, coal and limestone from the Blaenavon Ironworks across the Blorenge to canal barges bound for Newport and beyond. Historically associated with storage, boat repair and wharf operations, the property remains part of a rare surviving collection of canal buildings of recognised historic importance, now transformed into an exceptional private residence of rare distinction.

Extending to approximately 4,429 sq ft, the accommodation is both impressive in scale and wonderfully atmospheric, blending historic character with remarkable versatility. At the heart of the home lies a spectacular kitchen and dining room, a dramatic and sociable space designed for gathering and entertaining, enhanced by the character and warmth of a gas-fired AGA. A magnificent reception room of striking proportions complements the living space. The accommodation unfolds across two floors with a flexible arrangement ideally suited to modern family living, featuring multiple bedrooms, mezzanine areas, a cinema room and a generous principal sitting room, all offering a wealth of possibilities for relaxation, entertaining and multi-generational living.

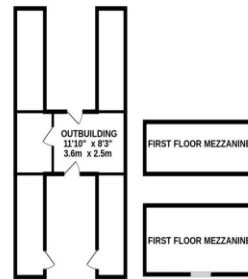
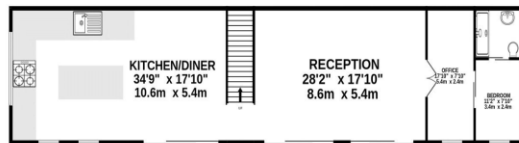
What truly sets The Boat House apart, however, is its extraordinary setting. With the canal quite literally on the doorstep, the property enjoys an idyllic waterside backdrop of rare peace and beauty, where heritage architecture, tranquil towpaths and surrounding countryside create an atmosphere that is both timeless and deeply restorative. Views across the water and toward the surrounding landscape provide a constantly changing canvas through the seasons, while the sense of privacy and seclusion is exceptional. Beyond the house, approximately 11 acres of hillside woodland rise behind the property, providing a remarkable private natural backdrop. The property also benefits from the option of spring-fed or mains water, offering both practicality and an appealing connection to its rural setting.

Despite its serene and almost hidden-away feel, the property enjoys exceptionally convenient access to Abergavenny, located approximately just 1.5 miles away. The Boat House offers genuinely swift and straightforward access to the town centre. This rare combination of peaceful seclusion and true accessibility provides the perfect balance of rural tranquillity and everyday convenience. Rich in history, generous in scale and utterly unique in character, The Boat House represents a rare opportunity to acquire a prestigious canal-side home in one of Wales' most special and evocative settings — a landmark residence where industrial heritage, architectural charm and an exceptional lifestyle come together beautifully.

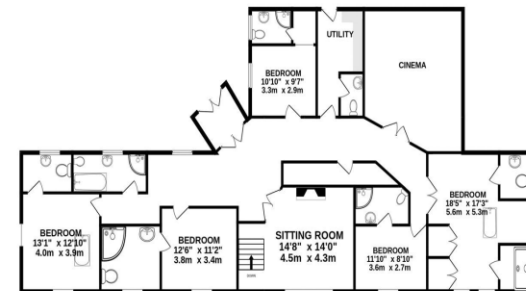




GROUND FLOOR
2180 sq.ft. (202.6 sq.m.) approx.



1ST FLOOR
2249 sq.ft. (208.9 sq.m.) approx.



TOTAL FLOOR AREA : 4429 sq.ft. (411.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From central Abergavenny follow the Monmouth Road (A40) east for 0.9 miles and then take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). After 500 yards take the first junction, signposted Llanfoist. At the mini-roundabout take the second exit and at the next roundabout take the first exit. Continue straight over the next roundabout and follow the road through the village and take the left turn into Kiln Road. At the top bear right into Llanellen Road then left into Church Lane, follow this road to the top across the canal bridge and the property can be found on the right hand side. The What3Words reference is: starfish.tuck.messy

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. There is also a spring fed water supply, a valve will switch the supply from this to the mains if required. Fibre broadband is available (provided by Openreach) with an estimated maximum speed of 1800 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,