



# CANAL WHARF HOUSE

BLAENAVON ROAD | GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9NY

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Ahead of the curve

# WELCOME TO CANAL WHARF HOUSE

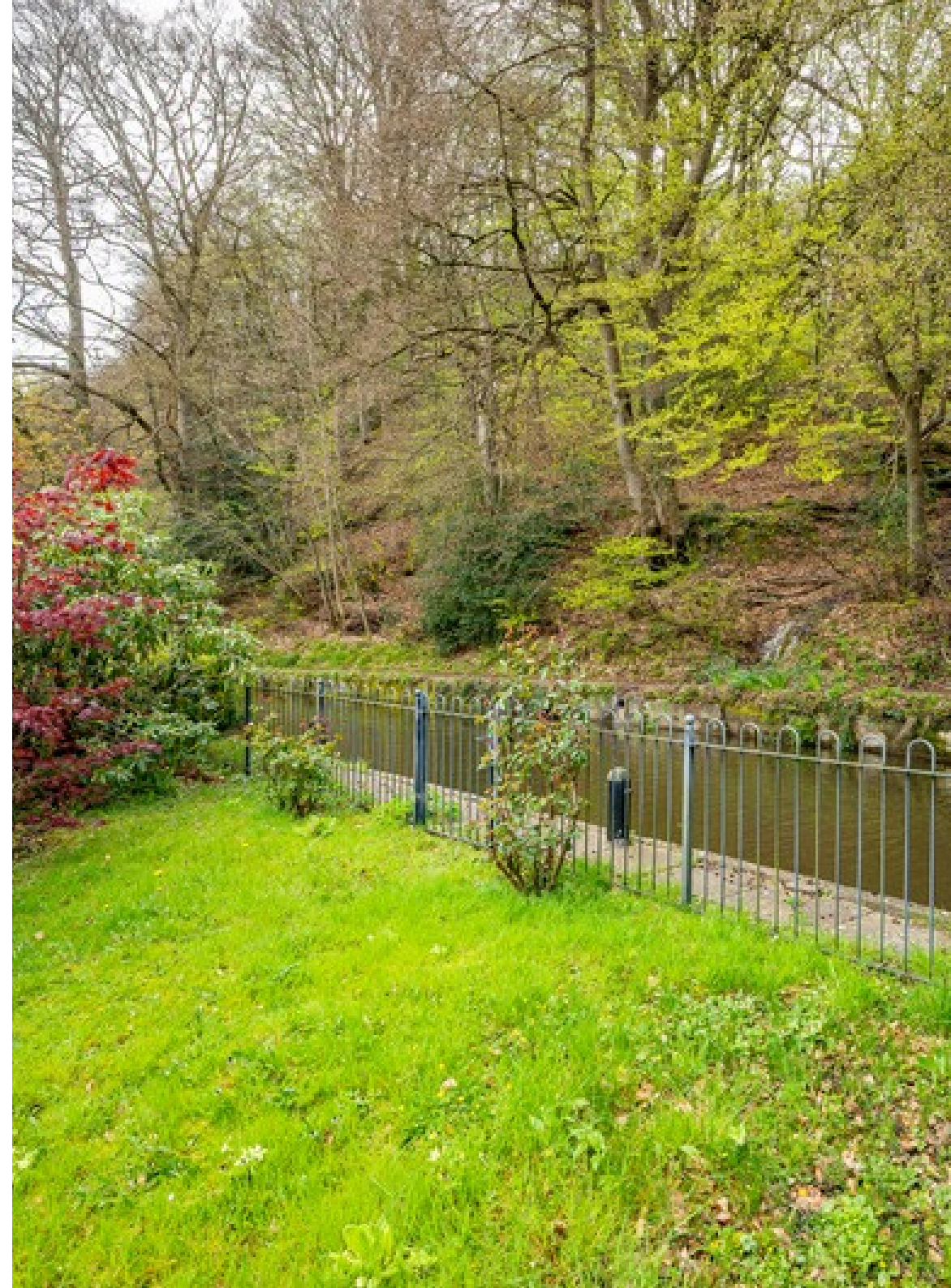
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A superbly located and spacious four bedroom detached home overlooking the Monmouthshire and Brecon Canal. The property is located in the popular village of Govilon, located on the lower banks of the Bloreng mountain, and only 2.5 miles from the historic market town of Abergavenny. The oldest part of the property dates from the 1790s, originally forming part of a row of stone cottages built for canal workers. The home has been modernised and extended in recent years to create a generous and versatile family home.

# KEY FEATURES

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- Spacious, well presented four bedroom detached home
- Flexible and spacious accommodation
- Picturesque setting adjoining the Brecon and Monmouth Canal
- Semi-rural location within the Bannau Brycheiniog (Brecon Beacons) National Park
- Off road parking and garage
- Possibility of mooring adjoining the rear garden



# THE PROPERTY

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Enter through the front door into an inviting entrance hall with a door leading to the spacious L-shaped lounge/dining room, a bright, flexible living space with sliding doors opening to the rear garden and a window overlooking the front. This room flows naturally into the modern kitchen, complete with a walk in larder, integrated appliances, space for undercounter appliances, and a door to the front.

Located past the kitchen are two further reception rooms, providing separate spaces for family life. Both enjoy the warmth and character of a double sided fireplace with a feature wood burning stove, and one benefits from direct access to the garden. A downstairs WC completes the ground floor accommodation. An externally accessed office offers an ideal workspace separate from the main living areas.











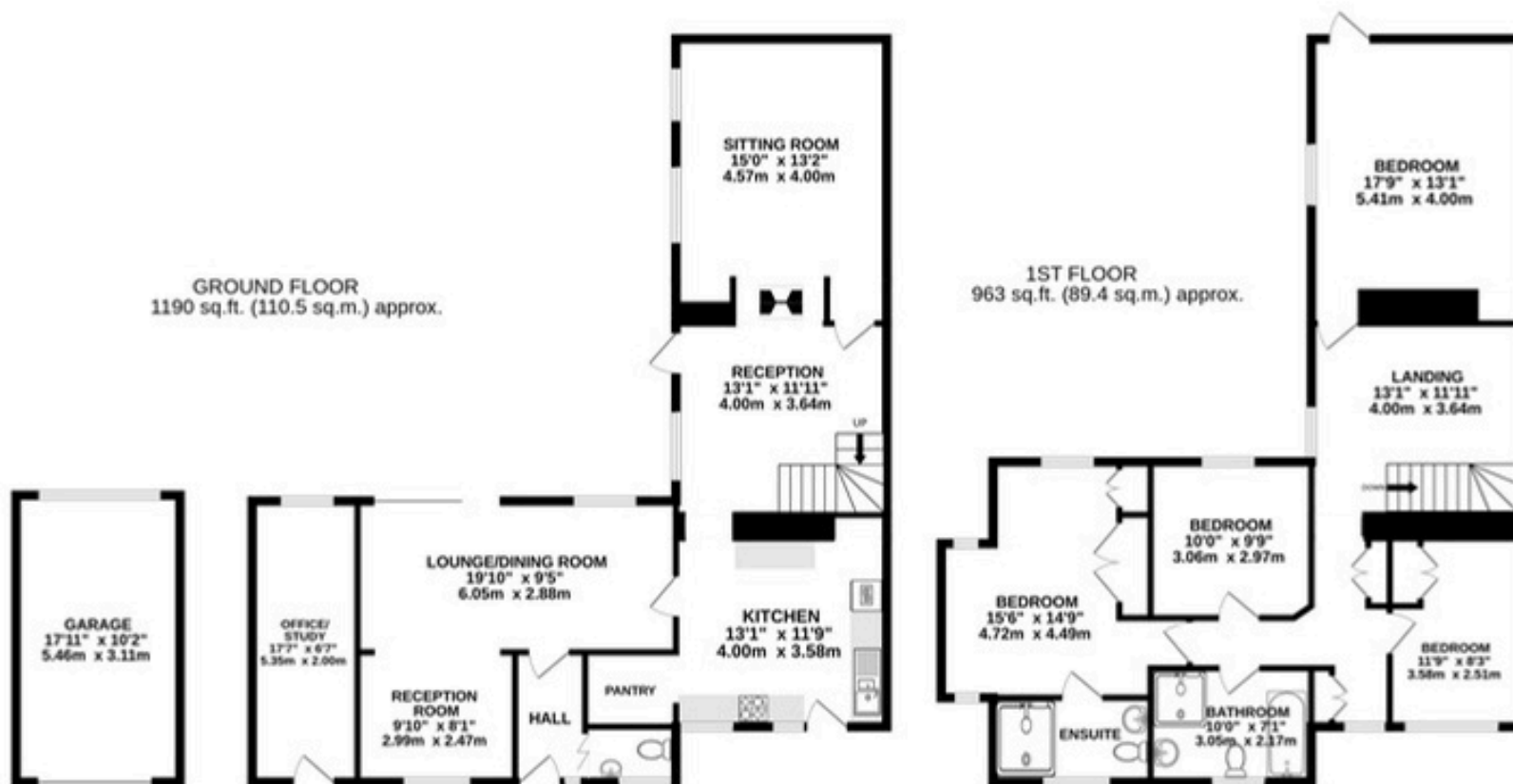
# FIRST FLOOR

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Stairs rise from the reception room to a spacious landing area, currently used as a study. From here the landing leads to a very generous bedroom with a door opening onto a decked terrace overlooking the canal, the perfect spot to sit and enjoy a morning coffee. The principal bedroom benefits from triple aspect windows and built in wardrobes and storage, along with a modern, neutral en-suite shower room. Two further double bedrooms and a modern family bathroom complete the first floor.







CANAL WHARF HOUSE, GOVILON, NP7 9NY

TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(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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# OUTSIDE

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The property is set back from the road behind wrought iron gates, opening onto a driveway with parking for several vehicles and access to the single garage and woodstore. To the front, a lawned orchard area is interspersed with fruit trees, alongside a generous patio that enjoys far reaching views across the Usk Valley and towards the Sugarloaf mountain. These spaces are neatly divided by a raised bed, currently used for growing vegetables.

The covered terrace / veranda is a delightful addition to the home, accessed directly from the kitchen and offering a welcoming space to enjoy throughout the year. It provides the perfect spot to sit back, unwind, and appreciate the outdoors with views of the surrounding landscape.

To the rear and accessed from the main ground floor reception rooms, an extensive and private patio provides an ideal area for outdoor dining and entertaining. Steps lead up to a lawned garden with mature shrubs, which extends all the way to the canal bank.







# LOCAL AREA

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Govilon is located within the Brecon Beacons (Bannau Brycheiniog) National Park and has the benefit of a village shop and two public houses. The Brecon and Monmouth canal runs through the village in addition to cycle paths and footpaths. The village lies at the foot of the Bloreng Mountain and offers opportunities to enjoy outdoor pursuits including canal side walks along the towpath of the Brecon and Monmouthshire Canal, cycling and horse riding in the surrounding countryside. A wider range of amenities including banks, doctors, dentists, library, shops, supermarkets, general hospital, leisure centre, theatre and cinema are available in Abergavenny which is some 2 miles away. Abergavenny has a mainline railway station and a bus station serving local and national routes and the road network (A465 and A40) offers access to Cardiff, Merthyr, Hereford and the motorway network (M4, M5 and M50) via the A40/A449 to Bristol, London and the Midlands.

# DIRECTIONS

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From Abergavenny take the Merthyr Road and upon reaching the roundabout by Castle Meadows, proceed over the bridge and at the next roundabout (Waitrose opposite) go straight over towards Llanfoist (B4246). Continue on this road for just over 1 mile, take the left hand turning signposted Blaenavon and follow the road under the bridge. The property can be found a further 400 yards along the road on the left hand side set back from the road.

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# INFORMATION

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**Offers in Excess of: £575,000**

**Local Authority:** Monmouthshire County Council.

**Council Tax Band:** F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We are advised that the property is connected to mains electricity, gas, water and drainage. Gas central heating system.

**Broadband:** Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** Three, O2 and Vodafone are good outdoors. EE is variable outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM671130 – a copy of which is available from Parrys.

**Agent's Notes:** A section of the rear garden which borders the canal, is owned by the British Waterways and rented back to the vendors for approximately £250 per annum and a one off payment of £100 to set up the agreement. This section is to only be used as a garden. There is the potential to rent a mooring to the rear of the garden where there is already a mooring bollard. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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