



OLSOTE

LLANELLEN ROAD | ABERGAVENNY | LLANFOIST | MONMOUTHSHIRE | NP7 9NF

 **parrys**
Ahead of the curve

WELCOME TO OLSOTE

A rare opportunity to become the next owner of a beautiful, modern family home set in a village location with circa 4 acres of pasture land to the rear and ample parking for cars and agricultural vehicles/horse trailer. The house is spacious and light with versatile accommodation and the potential to create a separate annexe, to the front elevation are views across the village towards open countryside, to the rear uninterrupted views over the field to the countryside beyond. To complement the house is a landscaped rear garden, the field beyond and a driveway to the side of the house providing ample parking and access to the garage. Oslote is a property that should be viewed to fully appreciate both the location, the interior and the exterior, it is so unusual a property within a village and with land, within walking distance of a local primary school, five minutes' drive from a super market and within circa 2 miles from the historic market town of Abergavenny and excellent transport links.

KEY FEATURES

- Modern home in village location with land and views
- Excellent road and rail transport links
- Spacious and light rooms which flow effortlessly
- Versatile accommodation with possibility of multi generational living
- Pretty gardens bordered to the rear by circa 4 acres of pasture land
- Spectacular views of the surrounding countryside
- Semi rural location within the Bannau Brycheiniog (Brecon Beacons) National Park
- Garage and off road parking for several vehicles including agricultural vehicles
- Solar panels which provide a supplementary source of electricity



THE PROPERTY

Step into the welcoming entrance porch and through into the spacious, centrally located entrance hall. From here, a door leads to the sitting room, a light and airy space featuring a wood burning stove and views over the front garden towards the countryside beyond. Wooden glass panelled double doors open into the dining room, a generous room with ample space for a large family table, equally suited to use as a second reception room. This in turn flows naturally into the modern kitchen/breakfast room, comprehensively fitted with a range of modern cupboards and a range cooker. The dual aspect windows allow the light to flood through and enjoy the views to the rear across the garden and field. A useful utility room sits just off the kitchen and benefits from an external door.









Also accessed from the entrance hall is a versatile room, currently used as a study, with a window to the front and a door leading through to a separate lounge. This lounge features double doors opening to the rear garden as well as a connecting door to the utility room. With an adjacent bathroom, this entire area could easily be configured as a ground floor bedroom suite, offering excellent potential for multigenerational living or a self contained annexe if required. All the rooms are of generous proportions.





FIRST FLOOR

Stairs rise from the entrance hall to a spacious landing providing access to the the four bedrooms. The principal bedroom is positioned at the front of the property and enjoys a modern en suite shower room. The remaining three bedrooms are complemented by a contemporary family bathroom. All bedrooms are neutrally decorated and benefit from beautiful views across the surrounding landscape.

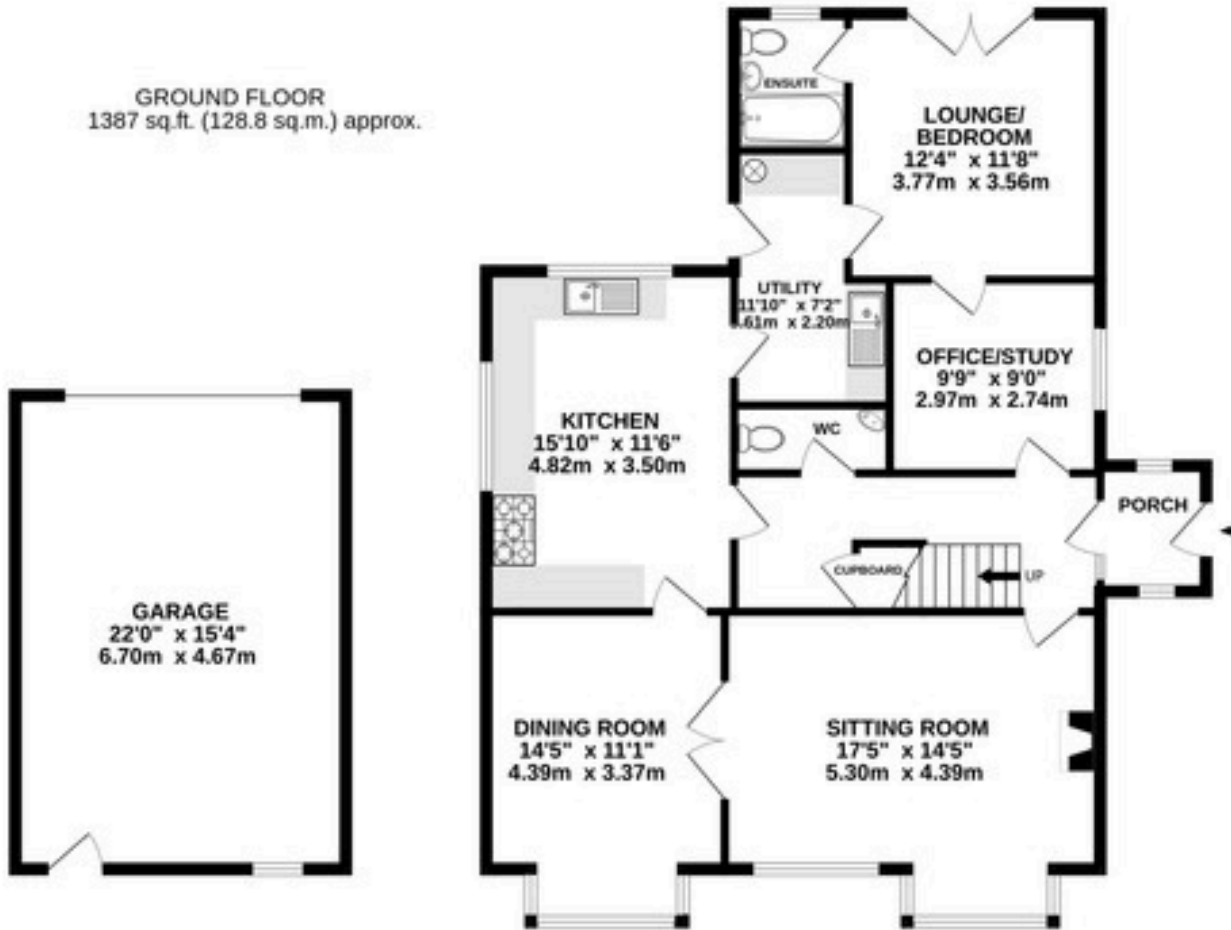




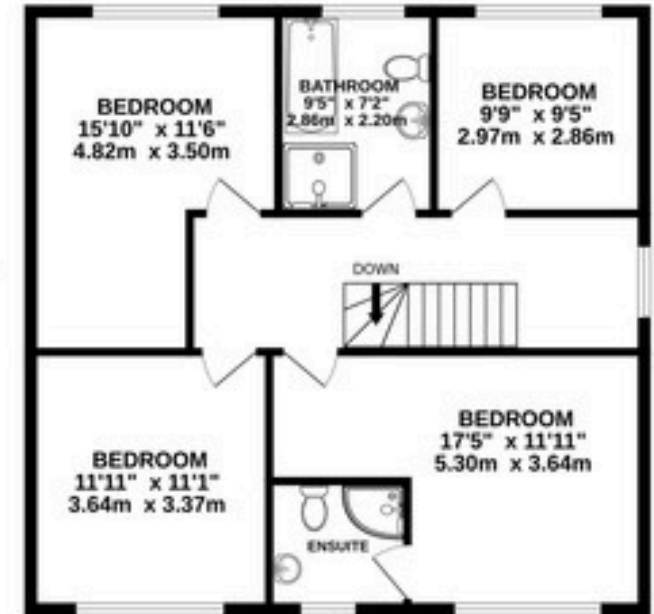




GROUND FLOOR
1387 sq.ft. (128.8 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



OLSOTE, LLANELLEN ROAD, LLANFOIST, NP7 9NF

TOTAL FLOOR AREA : 2176 sq.ft. (202.2 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.
Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90+	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Scan to watch
property video



OUTSIDE

Set back from the road and screened by a mature hedgerow, the property enjoys a high degree of privacy to the front. Wrought iron pedestrian gates open to a pathway with steps rising alongside the front garden, which is predominantly laid to lawn. The path continues around the side of the house and leads directly to the entrance door.

To the rear, a stone paved patio adjoins the property and is the perfect place to enjoy outdoor dining. The landscaped garden is planted with an abundance of mature shrubs with a terraced design creating an interesting garden with inviting areas to enjoy leisure time and a productive vegetable garden on the upper level. Beyond the garden and accessed via a metal gate is the pasture land. The gardens and grounds extend to just over 4 acres.



FIELD / PASTURE LAND

Beautiful, gently sloping pasture land, fully enclosed and with beautiful views. The land is accessed via both the garden and from the driveway to the side of the house. There is ample space for parking vehicles and also the potential for outbuildings (subject to any necessary consents). The land would be perfect for grazing livestock or simply to enjoy. The land extends behind the gardens of neighbouring houses but is very private and really is a peaceful, rural escape.









LOCAL AREA

The village of Llanfoist is on the fringes of the Brecon Beacons / Bannau Brycheiniog National Park and offers local amenities including a restaurant, school, post office and a village hall hosting a range of activities. The Brecon and Monmouth Canal skirts the village and much work has been done to improve local walkways and footpaths so that the surrounding countryside can be easily accessed and enjoyed. The national cycle route (routes 46 and 49) can be found a short distance from the property. The nearby town of Abergavenny offers a wide range of amenities including shops, supermarkets, secondary school, banks, doctors, dentists, theatre, cinema, library and local general hospital. The town has a leisure centre with swimming pool and the surrounding area is now well known for its many high quality restaurants. Abergavenny has good road and rail links for commuting and the property is situated within easy reach of road links (A40/A449) to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford.

DIRECTIONS

From Abergavenny take the Merthyr Road out of town. Upon reaching the roundabout by Castle Meadows, take the left-hand turning proceeding over the bridge. At the next roundabout (with Waitrose opposite) go straight over towards the next roundabout and take the second exit and proceed until you reach the next small roundabout. Continue into the village of Llanfoist and take the turning left before the Indian restaurant into Kiln Road. Turn left at the junction on Llanellen Road and the property can be found a short distance along this one-way road on your right hand side.
What3Words - ///quits.area.typically



INFORMATION

Asking Price: £850,000

Local Authority: Monmouthshire County Council.

Council Tax Band: G. 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

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, gas, water and drainage. Solar PV.

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 good outdoors and variable indoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA354083 – copies of which are available from Parrys.

Agent's Notes: Please note that there is a right of way across the rear driveway and of an equal proportion of the cost of maintaining is shared with two other properties.

There is an annual payment for the electric pylons of approximately £150 per year.

There is a 5.1KWH battery with the inverter for the Solar PV.

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.



PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrysestateagents
www.parrys.com

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

P parrys
Ahead of the curve