



# THE COACH HOUSE

BRUNANT ROAD | CLYDACH | ABERGAVENNY | MONMOUTHSHIRE | NP7 ONG

**P** parrys  
Ahead of the curve

# WELCOME TO THE COACH HOUSE

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Tucked away on the Western fringe of Abergavenny within the beautiful Brecon Beacons / Bannau Brycheiniog National Park and yet only a mile from the town. This interesting period property is the former coach house to Llwyn Du Court and offers the opportunity to purchase a delightful, spacious home set in mature, private gardens of just under an acre. This historic house has been a much loved family home for the present owner for over 50 years who has enjoyed this beautiful setting combined with the convenience of good access to road and rail links plus all the amenities Abergavenny has to offer.

# KEY FEATURES

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- Spacious period detached former coach house with original features
- Generous accommodation with 3 reception rooms and 5 bedrooms
- Family / guest bedroom and bathroom suite accessed via a separate spiral staircase
- Original stables and stalls, with wrought iron detail presently used as offices
- Offices and store room, with separate electricity, heating and water with potential to convert to ancillary accommodation subject to planning consent
- Mature, level and private gardens of just under an acre with large terrace
- Ample parking and garaging with turning space
- Located less than 1 mile from Abergavenny town





# GROUND FLOOR

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From the moment you step inside this delightful period property, the warmth and ambience of a much loved family home is evident. The entrance porch, easily accessed from the parking area and garage, leads to a welcoming reception hall with wooden floor and an unusual arch design brick fireplace. The reception hall provides access to the principal ground floor accommodation and a cloakroom to the rear. Stairs, with ornate, turned balustrade rise from the reception hall to the first floor. To the left of the reception hall is the spacious and light drawing room, which could be divided into two rooms, this light and spacious room has a bay window overlooking the side garden and to the rear, a window overlooking the terrace and private gardens. A stone fireplace, with wooden cupboards fitted to either side of the chimney breast, houses an oil fired Esse log burner style stove. The drawing room is the perfect place to enjoy with family and friends or perhaps, to relax enjoying the views over the garden. On the opposite side of the reception hall is the door to the formal dining room with ample space for a large table and chairs and a window to the rear overlooking the terrace. From the dining room, wooden steps lead up to the generously proportioned, light and comprehensively fitted kitchen/breakfast room with a red Aga as a focal point. This spacious room has ample space for a table and chairs and three windows overlooking the rear terrace and a door leading to the garden. Accessed from the kitchen is a large utility room with fitted cupboards. Steps down from the kitchen lead to an inner hall with a W.C. and access to the separate guest suite/third reception room for the main house and a door to a useful utility room.







# SELLER INSIGHT

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"The Coach House has been a fantastic family house with plenty of room for family and friends to gather and have fun and celebrations. The manicured lawn has been used for family weddings and many summer dances over the years. The house is set in a fantastic position and is within walking distance to the town, the rear courtyard gives access directly on to the bridle path up the Sugar Loaf mountain and the Beacons. Now the family have all grown up and moved on, it is time for another family to enjoy it as much as we have done."













# FAMILY / GUEST SUITE OR 3<sup>rd</sup> RECEPTION AND 5<sup>th</sup> BEDROOM FOR THE MAIN HOUSE

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From the inner hall, located off the kitchen/breakfast room, is a further reception room which is flooded with light. To the front are large glazed windows and a door to the courtyard. To the rear of this spacious room are further windows and a door to the rear terrace. An iron spiral staircase and wood burning stove add character to the room, the staircase leads to a generously sized bedroom with two Velux windows, two built in wardrobes and eaves storage and an en-suite bathroom with cast iron bath. The reception room has ground floor access to a courtyard garden, featuring mature border shrubs could also be incorporated to make a separate, private garden area.

This potential annexe/guest suite adjoins the former stables/outbuildings which are presently used as offices and a store room and have their own separate electricity and water connections.







# FIRST FLOOR

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Accessed from a spacious first floor landing are four bedrooms, a bathroom and separate shower room. The principal bedroom has built in wardrobes and an en-suite bathroom (which can also be accessed from the main landing) with roll top bath. On the first floor are two further double bedrooms and a fourth bedroom which could be incorporated with the principal bedroom as a dressing room/nursery. All bedrooms have the benefit of built in wardrobes.



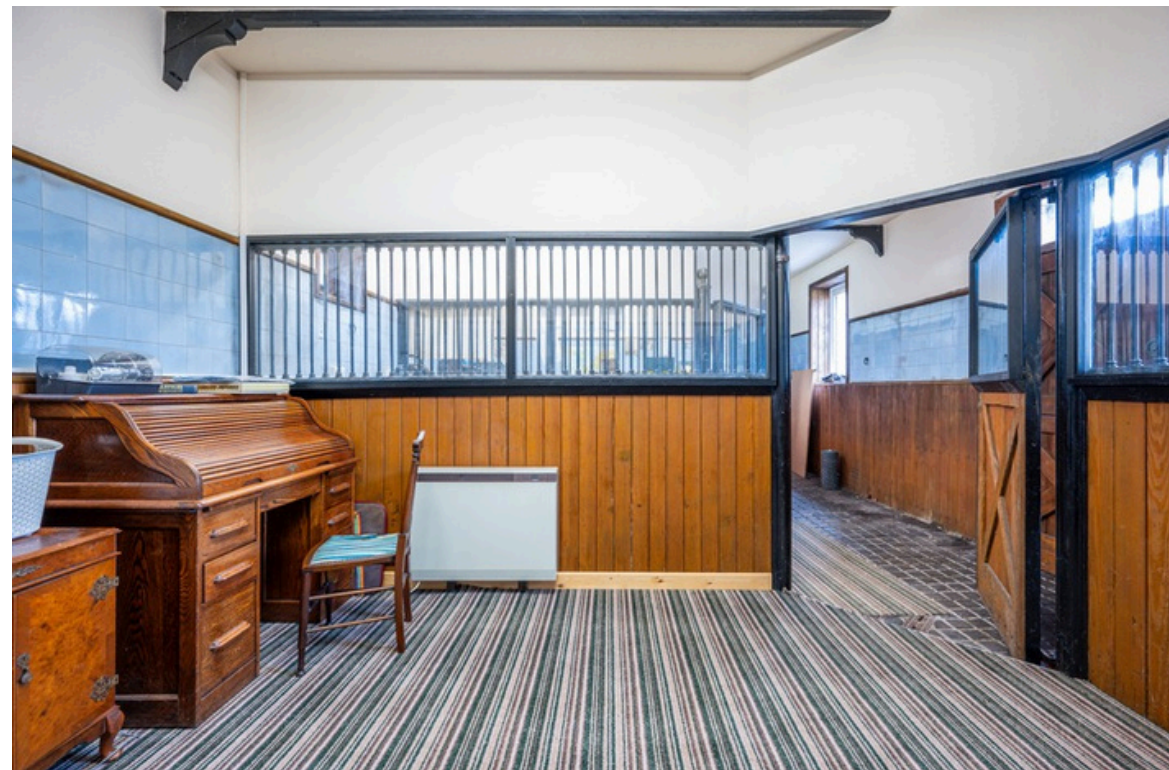




# OFFICES

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Adjoining the main living room but accessed separately by a door from the front courtyard are the original stables with an attractive clock tower. The two stables, complete with their original partitions and fittings, have been converted to generous office space with ample storage space and an additional store room. The original Victorian Stables have been carefully preserved with the wrought iron stalls and cobbled floors still evident. The offices have separate heating, water and electric meter from the main Coach House. This area could, subject to any necessary planning consents, be used for further residential accommodation or hobby/workshop in addition to the offices.





# OUTSIDE

Accessed via a long private driveway, shared between Llwyn du Court and The Coach House only, leading to the private driveway and turning circle of The Coach House and access to a substantial garage and good sized workshop area with overhead lighting and power. There is ample parking including space for several vehicles in the courtyard to the front of the house.

The beautiful, private gardens of just under an acre lie predominately to the rear of the house with extensive level lawns, planted flower beds, mature shrubs and trees. The gardens have been carefully and lovingly tended over the years to create a private, beautiful place to relax and enjoy. An extensive paved terrace adjoins the full length of the rear of the house ideal for entertaining and outside dining. In addition, there is a large brick paved secluded and sheltered patio to the rear accessed from the reception room/potential guest suite.













**GROUND FLOOR**  
3332 sq.ft. (309.6 sq.m.) approx.

**1ST FLOOR**  
1370 sq.ft. (127.3 sq.m.) approx.



THE COACH HOUSE, LLWYN DU, ABERGAVENNY, NP7 9UD

**TOTAL FLOOR AREA : 4702 sq.ft. (436.8 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		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Watch the video tour here





# LOCAL AREA

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Llwyn Du is a small, sought after hamlet lying on the lower slopes of the Sugar Loaf Mountain on the outskirts of Abergavenny town, within a mile of the town centre. Abergavenny offers a wide range of amenities including both independent and chain shops, super markets, a cinema and theatre, doctors and dentist surgeries, banks and building societies, well renowned public houses and restaurants, the remains of an ancient Castle, walks along the banks of the River Usk or the Brecon and Monmouth Canal and good access to road and rail links. On the edge of the town is access to the A40/A449 and A465 which in turn link to the M4/M5 and M50 motorway network and the cities of Cardiff, Hereford and Bristol. A main line railway station is located on the southern edge of Abergavenny with trains to London Paddington (change at Newport for the connection).

# DIRECTIONS

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Leave Abergavenny town centre on the A40 Brecon Road , shortly before the first roundabout and just after the Station Hotel and The Old Station Doctors surgery on the right take the right hand turning onto Chapel Road, continue to the end of Chapel Road (approx. 0.5 miles) and bear right into Pentre Road at the T junction. After a short distance you will reach another junction continue straight on for a few yards when the driveway to Llwyn Du Court will be found on the left through a pair of stone pillars. Follow the drive for about 0.3 miles and shortly after it bears sharply right the entrance to The Coach House will be found on the left.

**What 3 Words:** ///boggles.initiates.gazed



# INFORMATION

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**Asking Price:** £925,000

**Local Authority:** Monmouthshire County Council.

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

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

**Tenure:** Freehold.

**Services:** Mains electricity, water and drainage. Oil fired central heating system. Separate heating, water and electric meter in the office/former stables.

**Broadband:** Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** EE, Three, 02 and Vodafone (outdoor only). Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM192614 – a copy of which is available from Parrys.

**Agent's Notes:** 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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