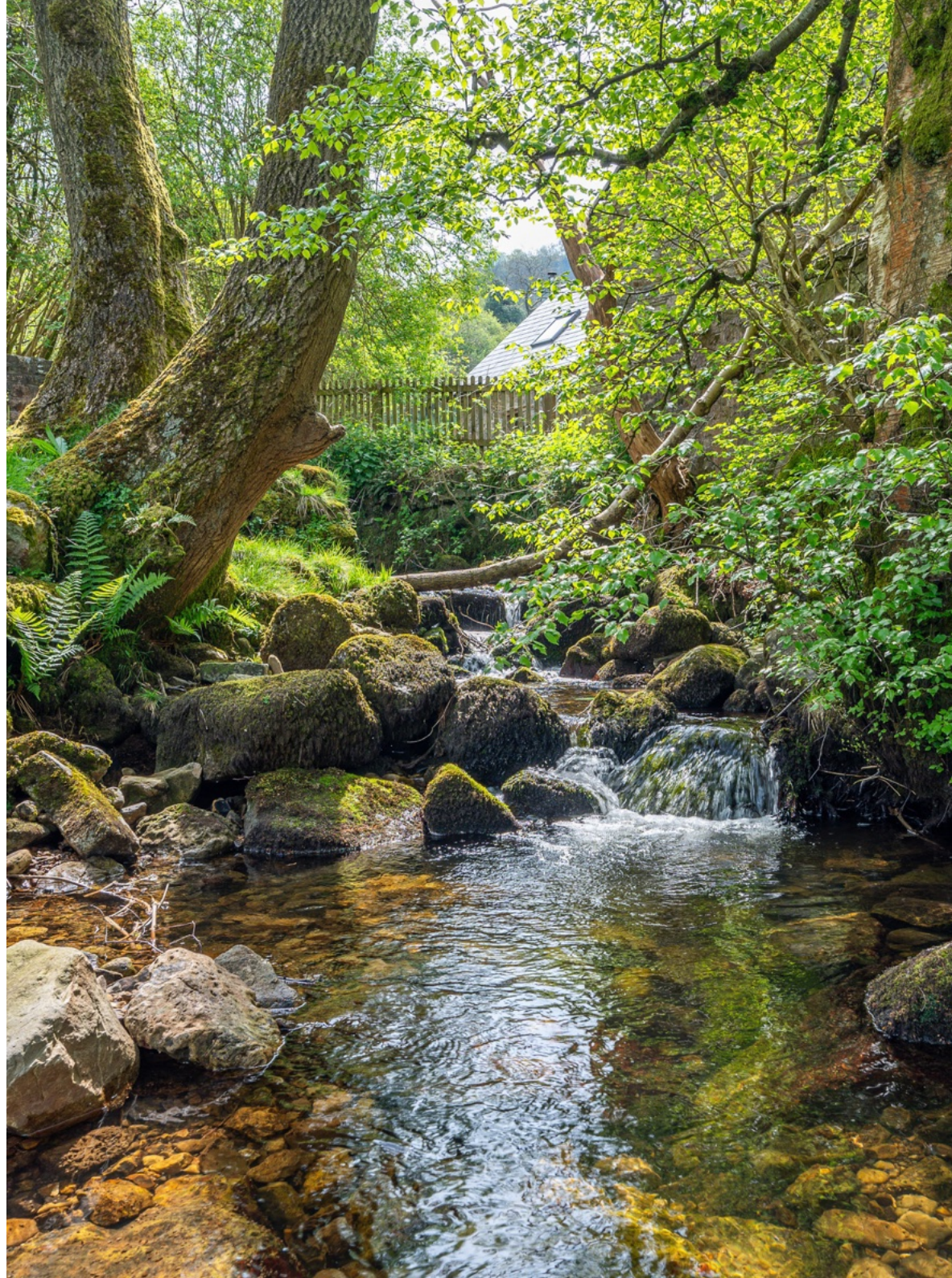




Tumbles End Barn
Cwm Lane | Govilon | Monmouthshire | NP7 9RY

KEY FEATURES

- Tastefully converted 3 bedroomed former stone agricultural barn
- Much character and features combined with a contemporary flair
- Set in a beautiful rural location within breathtaking views
- Off a country lane within the Brecon Beacons / Bannau Brycheiniog National Park
- Circa 3.5 miles from Abergavenny town centre and main road links
- Circa 43 acres of land
- Two agricultural barns and garage



OVERVIEW

Tumbles End Barn is located at the end of a country lane on the outskirts of Govilon Village within the Brecon Beacons / Bannau Brycheiniog National Park. The barn affords the most spectacular views of the surrounding landscape and offers an opportunity to enjoy peace and tranquillity with beautiful walks on your doorstep including caves and a waterfall to explore. The Monmouthshire and Brecon Canal is less than a mile from the property and the village centre offers a convenience store, Church, Village Hall and country pub with the historic town of Abergavenny and major road and rail links within 3.5 miles. A rural, although not isolated, position at the head of the valley, one of the attractive features of this property is the circa 43 acres of land which offers much privacy and an opportunity to keep horses, livestock or simply, just enjoy the tranquillity surrounded by your own land.



GROUND FLOOR

Enter this beautiful barn into the open plan kitchen / dining / sitting room with character features, including original wooden beams and stone tiled flooring throughout. This room is the heart of the house and offers space for the whole family to relax and unwind. The modern kitchen wraps around and lends itself to the open plan layout, an ideal space for entertaining. The barn and features are complemented by a traditional Aga and Belfast style sink in keeping with the style of the property. The dining area is framed either side with floor to ceiling windows which allows natural light to flood the room and frame the views of the surrounding countryside. A modern woodburner is the focal point of the sitting area and helps create a separate space with a warm and welcoming feel.





From here, a few steps lead down to what is currently used as a snug, with bifold doors giving direct access onto the wooden terrace and giving a sense of harmony between the inside and outside and again, affording views of the surrounding landscape. This versatile room could be used as a study, or another bedroom with direct access to outside and a contemporary wet room adjacent.



FIRST FLOOR

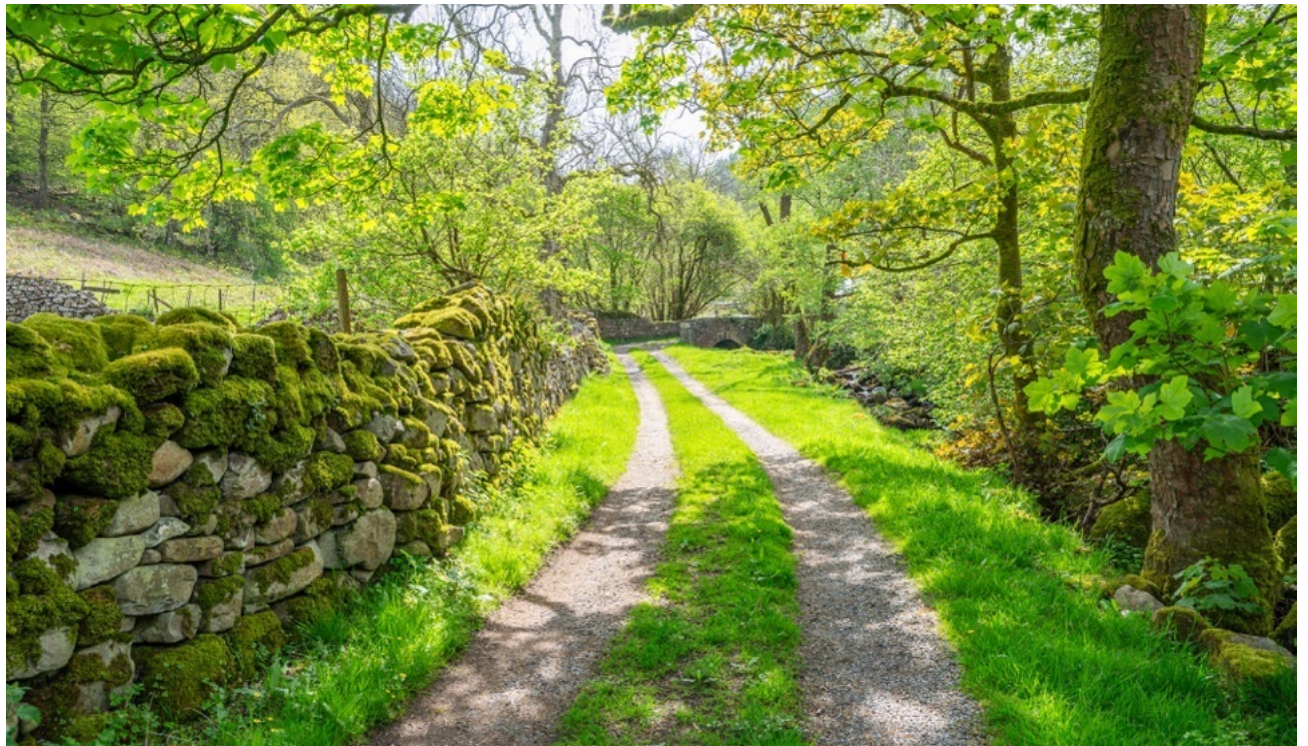
From the ground floor a wooden staircase rises to the first floor where the three bedrooms are located. The principal bedroom benefits from triple aspect windows, two Velux windows either side and one traditional barn window, all with views of the surrounding countryside. On this floor there are two further bedrooms and a family bathroom. The barn is completed to a high standard and decorated neutrally throughout.





OUTSIDE

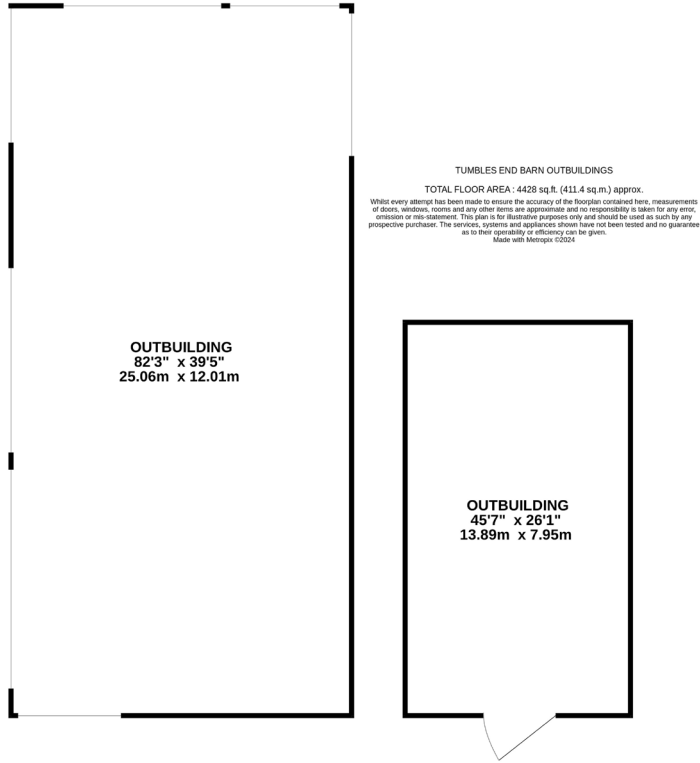
The property is accessed via a private, narrow lane which opens to reveal a bridge, the barn is located over this bridge and offers parking for several vehicles directly outside. Attached to the barn is a single garage. Accessed through the bifold doors from the snug, is a large enclosed wooden decked area, with views across the stunning surroundings.





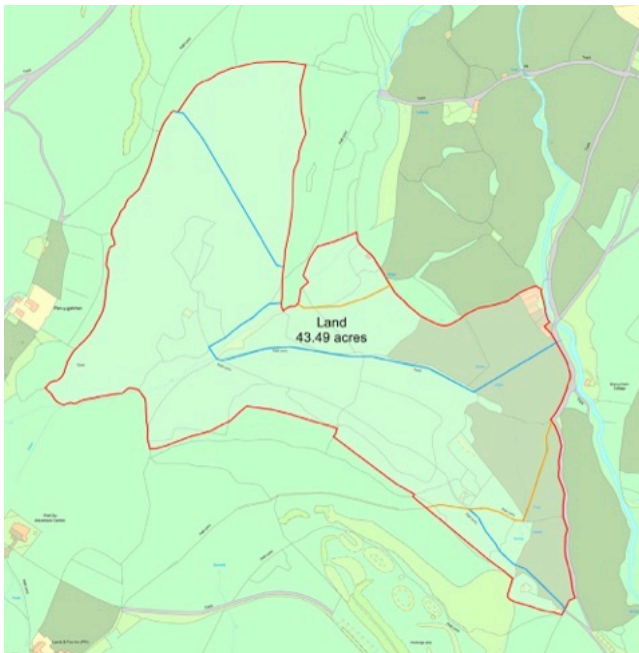
OUTBUILDINGS

The property benefits from two useful large modern agricultural barns.



LAND

Most notable to this property is the circa 43 acres of mountain land surrounding the barn. A combination of fields and woodland, with attractive waterfalls and a cave tucked away on the upper boundaries. Forming part of the breathtaking Brecon Beacons / Bannau Brycheiniog National Park with far reaching mountain views. The land is currently used for grazing, though has potential for a range of additional uses, including shepherd's huts or yurts for tourism, subject to relevant planning consents.









LOCAL AREA

The village of Govilon is approximately 3 miles from Abergavenny which has an excellent range of local amenities. This includes schools, doctors and dental surgeries, an extensive choice of independent shops, high street retailers and several supermarkets. Abergavenny is known as the Gateway to Wales and holds numerous annual events including the acclaimed Food Festival. Outdoor pursuits include hill walking, cycling, fishing and riding. Whilst the nearby Brecon Beacons / Bannau Brycheiniog are widely renowned for its beautiful landscapes and stunning scenery. The pretty town of Crickhowell is around 5 miles to the west, offering a variety of shops, public houses and restaurants. There are excellent road and rail links with the A40/A449 and A4042, linking to the M4/M5 and M50 motorway networks within a mile of the property. Abergavenny has a main line railway station.

DIRECTIONS

From Abergavenny at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 2 miles, before reaching the village store take the left turning into Station Road, continue up Station Road and follow the road to the left over a small bridge and bear right into Cwm Lane. Follow Cwm Lane to the end where the entrance to Tumbles End Barn is located. Please note Cwm Lane is a single vehicle country lane with passing places.



INFORMATION

Asking Price: Offers in Excess of £900,000

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

Tenure: Freehold

Services: We are advised that the property is connected to mains electricity. Oil fired central heating system. Private water from spring and private drainage from septic tank drainage.

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

Mobile: 02 is likely to be available indoors. EE, Three, 02 and Vodafone is likely to be available outdoors. Please make your own enquiries via Ofcom.

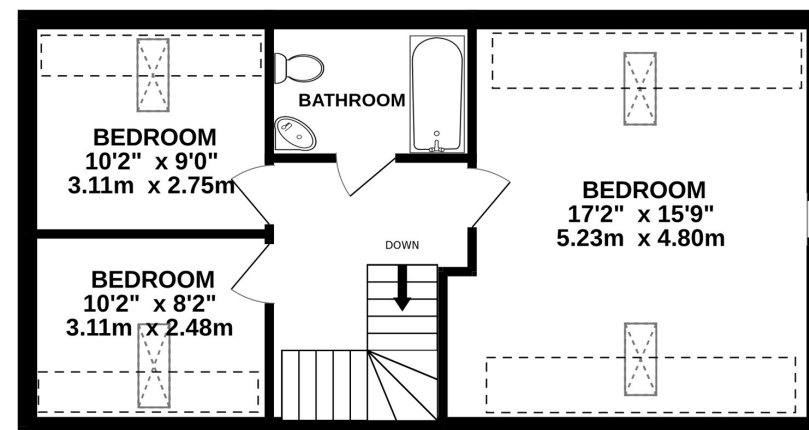
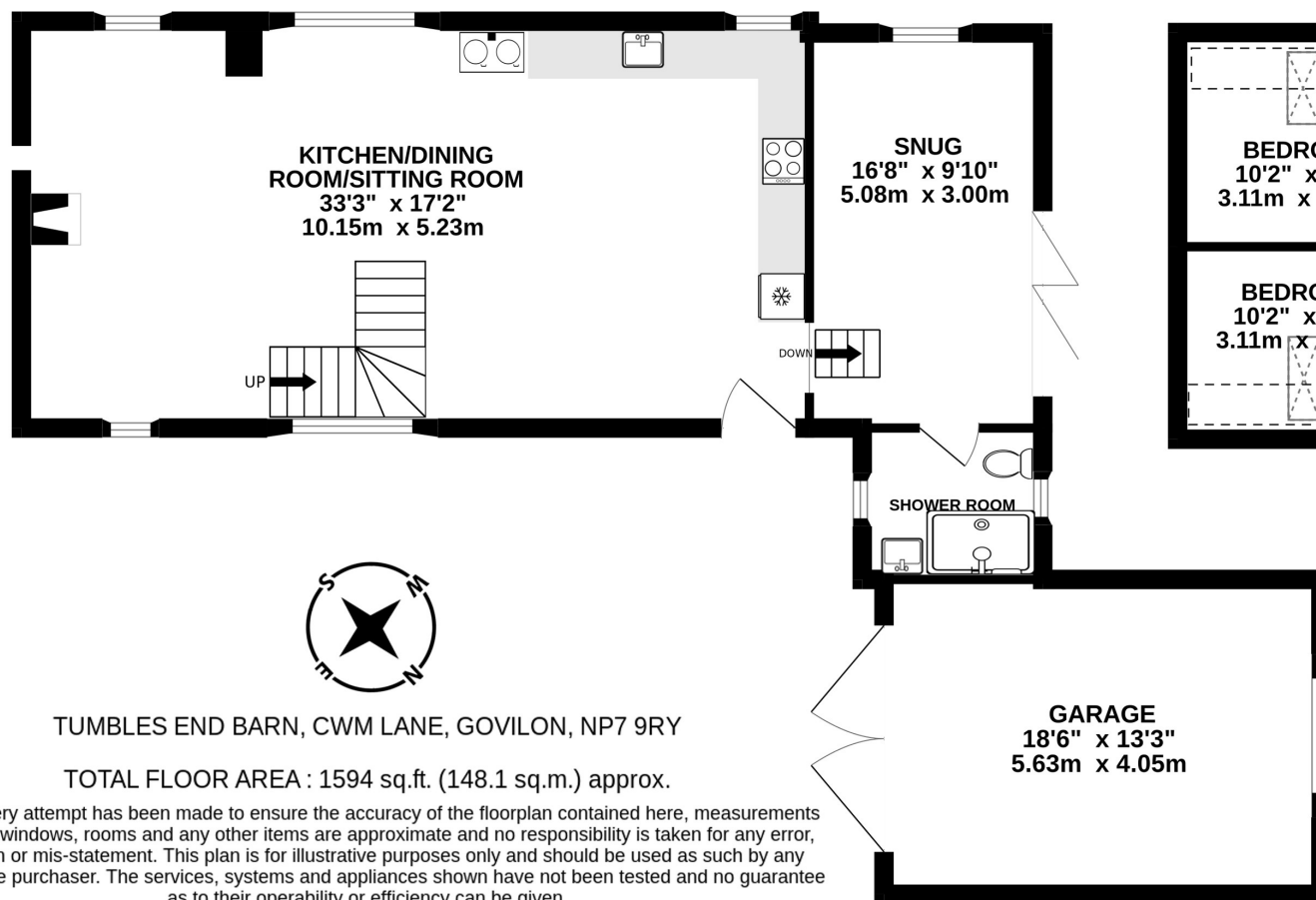
Agent's Notes: Please note that there is a Right of Way across the land. Please ask agent for further details.

Title: Title Number – WA604853. A copy of which is available from Fine & Country.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.

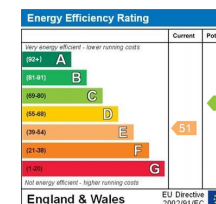


TUMBLES END BARN, CWM LANE, GOVILON, NP7 9RY

TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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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SCAN TO VIEW VIDEO OF HOUSE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed: 03.06.24
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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7718 491568
E-mail: ben.watkins@fineandcountry.com

Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7809 832 528
E-mail: heather.cook@fineandcountry.com

Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.

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Fine & Country Abergavenny & Crickhowell
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
+44(0)1873 736 515 | abergavenny@fineandcountry.com

