



Christie Residential

YOUR HOME, HANDLED WITH CARE

Old Abergavenny Road,
Llanover, Abergavenny

£750,000

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About this property

A beautifully presented detached period home, set within generous, mature gardens in Bannau Brycheiniog National Park, and a short walk from Monmouthshire & Brecon Canal. Elm Tree Cottage is an attractive stone-built country residence dating from around 1850, offering spacious and versatile accommodation throughout.

The property has been thoughtfully extended on two occasions and has been the much-loved family home of the current owners for over 40 years, during which time it has been sympathetically improved and meticulously maintained. Throughout the cottage there is a wealth of original character, including exposed stonework, ceiling beams and fireplaces with woodburning stoves. This is balanced with practical modern comforts such as double glazing and oil-fired central heating. The result is a home that feels both full of charm and well suited to everyday family life. The extensive ground floor comprises a welcoming entrance hall leading to a characterful lounge with original stone chimney breast and wood-burning stove. There is a separate dining room and an additional snug, also featuring exposed stonework and a wood burner. The kitchen/breakfast room is well appointed with quality units and integrated appliances, opening into a bright dining area with French doors and a bay window overlooking the rear garden. A utility room and ground floor WC complete the accommodation on this level. To the first floor are five well-proportioned bedrooms, including a principal bedroom with modern en-suite shower room. Two further bath/shower rooms serve the remaining bedrooms, making the layout particularly well suited to larger families or visiting guests. Several of the bedrooms enjoy lovely views across the gardens and surrounding countryside.

Outside, the property is approached through double gates onto a driveway providing ample parking and access to a detached stone-built garage. The garage includes a first-floor room accessed via steps to the rear which offers a range of possible uses from studio/work space to ancillary accommodation. The garden is a standout feature, being generous, mature and beautifully established. It includes expansive lawned areas which wrap around the house, well-stocked borders, mature trees and shrubs, along with a productive vegetable garden, greenhouse and garden shed. To the rear of the cottage is a west-facing patio accessed from the dining room, making a perfect entertaining area, complemented by a further seating space centred around a water feature. Elm Tree Cottage occupies a sought-after rural position within the Bannau Brycheiniog National Park, while remaining conveniently located around five miles from Abergavenny. The town offers a wide range of amenities, schooling, and excellent road and rail connections to the wider area. Offered with no onward chain.





GROUND FLOOR
APPROX. 131.8 SQ. METRES (1419.2 SQ. FEET)



FIRST FLOOR
APPROX. 116.2 SQ. METRES (1250.9 SQ. FEET)



TOTAL AREA: APPROX. 248.1 SQ. METRES (2670.1 SQ. FEET)



| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From Abergavenny take the Monmouth Road (A40) for 0.9 to the Hardwick roundabout. Take the 2nd exit onto the A4042 and continue for 4.4 miles into Llanover. Take the right turn, signposted Pencroesoped and follow the Old Abergavenny Road for 0.9 miles and the property can be found on the right hand side, opposite the entrance to Goytre Wharf. The What3Words reference is [///flux.office.positions](https://www.what3words.com/flux.office.positions).

USEFUL information

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a cesspit. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. 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, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a