

# CHRISTIE

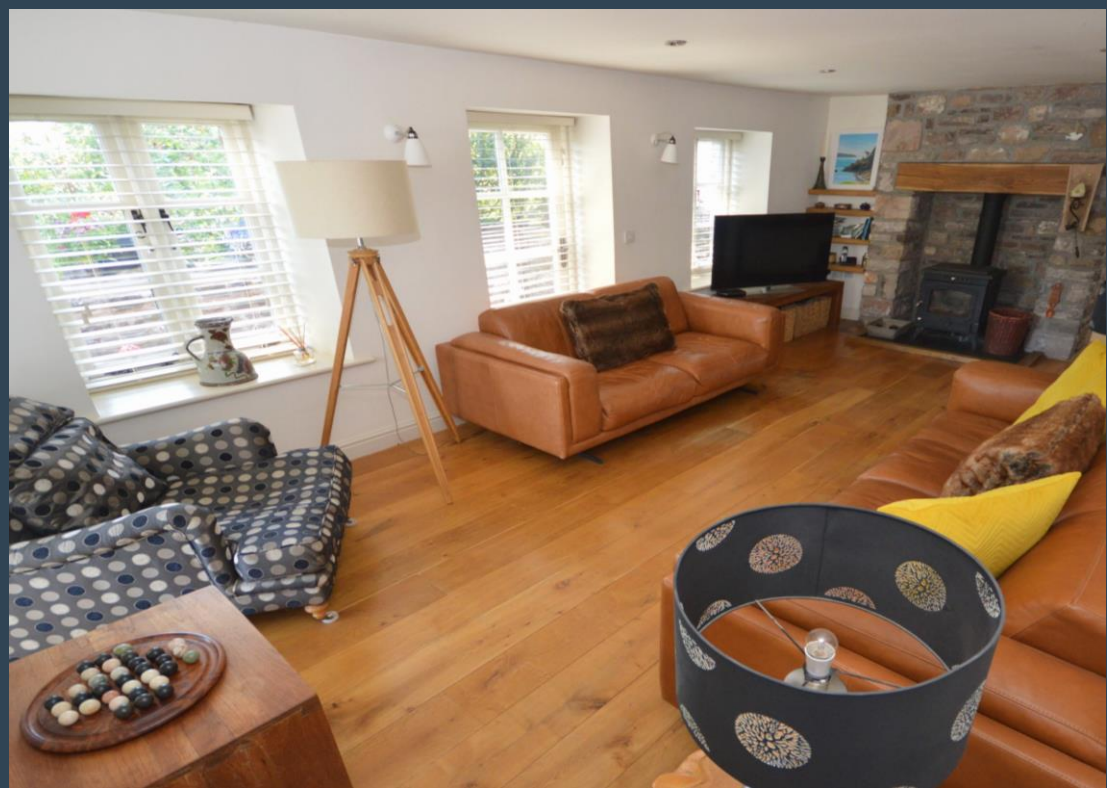
RESIDENTIAL

CANAL COTTAGE, LLANOVER,  
ABERGAVENNY, NP7 9EY,

PRICE     £645,000









## ABOUT THIS PROPERTY

Canal Cottage is a delightful three bedroom period home enjoying a spectacular location in the sought after and historic village of Llanover, in the heart of the Monmouthshire countryside, on the bank of the Brecon and Monmouthshire canal. The location affords exceptional views across the Usk Valley towards the Skirrid Mountain while also providing easy access to the wide ranging amenities of Abergavenny.

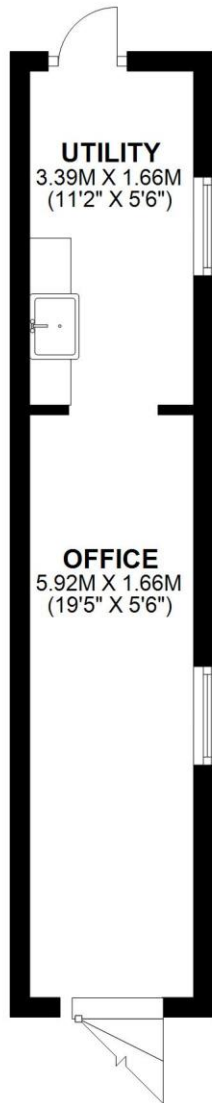
Originally a lengthman's dwelling, a historic role in the maintenance of the canal, the property retains the benefit to its heritage with an option to secure a mooring directly in front of the property. The cottage has been substantially extended and sympathetically refurbished retaining range of original features including flagstone floors, exposed timbers and stones fireplace in the main living area. The accommodation is set across a number of half levels, comprising a welcoming entrance hall with steps up to lounge which overlooks the canal, extending through to the superb kitchen/diner with triple aspect that overlooks both the canal and adjacent farmland. Two sets of stairs lead to the upstairs accommodation with two double bedrooms on one side including a master bedroom with ensuite shower room and extensive storage, and a modern three piece bathroom, while to the other there is a further double bedroom. From the hall, steps lead down to a lower level that comprises an office area and utility room.

Canal Cottage is approached by a gravel driveway that provides parking for several vehicles, with the front of the property bordered by a low level wall that adjoins the tow path of the canal. There is a generous and mature garden to the front with extensive lawn and apple trees, as well as a detached workshop store, and original pig sty. While the obvious focus of the location centres on the canal, the superb views across the Usk Valley are simply breathtaking, a point highlighted by the raised composite decking added by the current owners accessed via double doors from the kitchen. With the vast majority of properties in the area still being owned by Llanover Estate this is an exceptional opportunity to secure a period home offering an unrivalled combination of quality, period character and a superlative location.



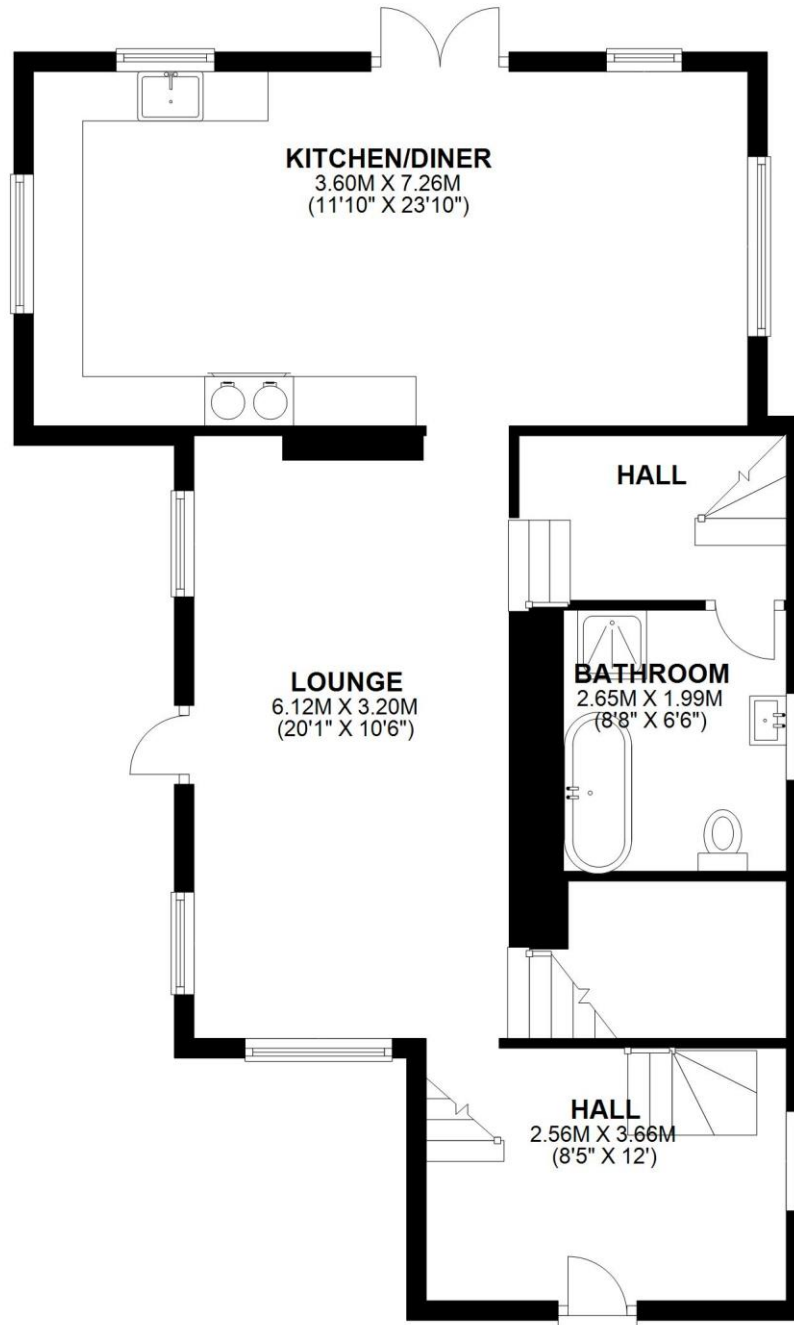
## BASEMENT

APPROX. 15.7 SQ. METRES (168.5 SQ. FEET)



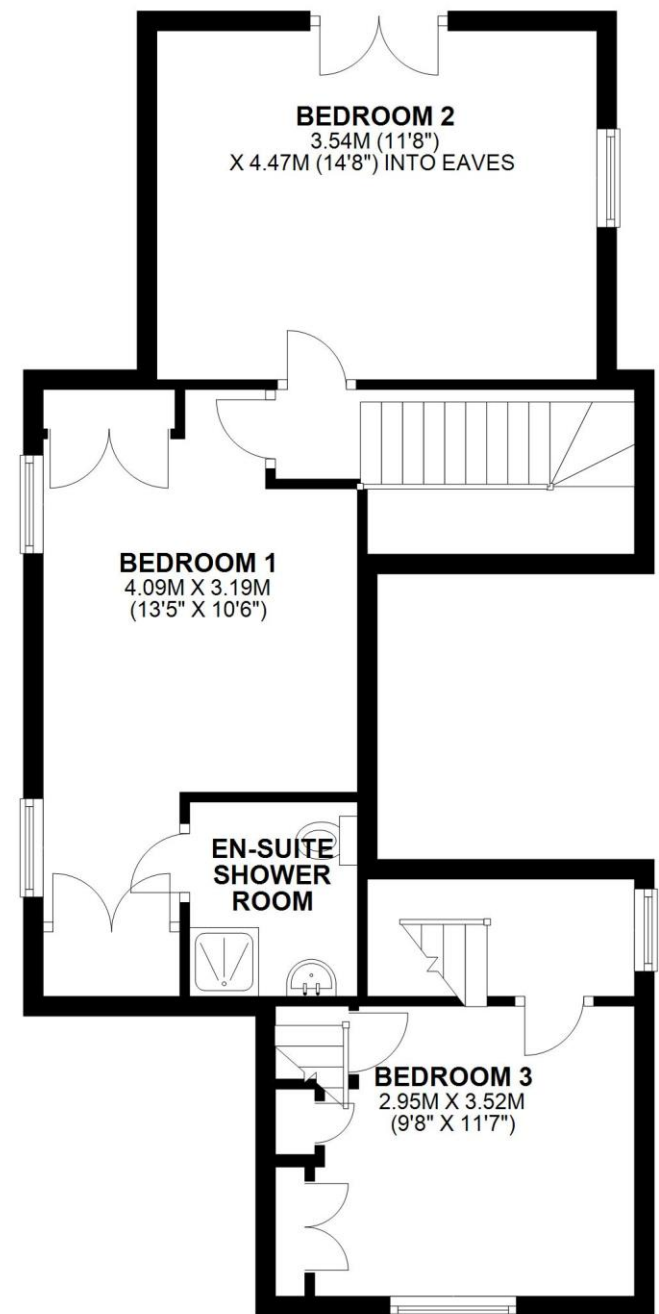
## GROUND FLOOR

APPROX. 73.2 SQ. METRES (788.4 SQ. FEET)



## FIRST FLOOR

APPROX. 55.1 SQ. METRES (593.5 SQ. FEET)



TOTAL AREA: APPROX. 144.0 SQ. METRES (1550.5 SQ. FEET)





## DIRECTIONS

Taking the A4042 from Abergavenny south towards Pontypool, continue for 3.1 into the village of Llanover and take the first right into Llwyn Celyn Lane. Follow the lane up the hill as it bears right and the property can be found just before the canal bridge on the right hand side.

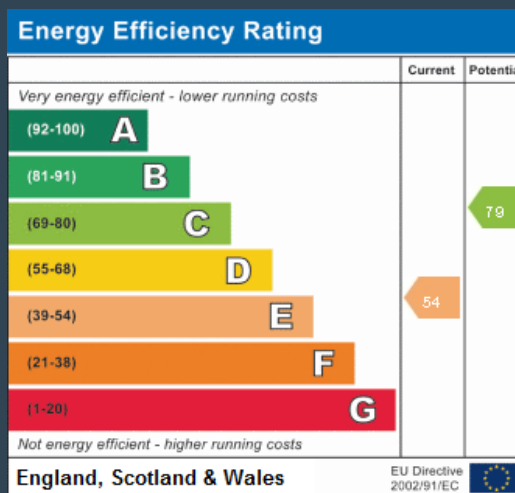
## USEFUL INFORMATION

**COUNCIL TAX:** Band F. 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 is connected to the property. There is a natural spring water supply and drainage via a septic tank.

**TENURE:** We believe the property to be Leasehold with a lease of 250 years being issued in 2007. 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 property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.