

CHRISTIE

RESIDENTIAL

2 BRYN HONDDU, PANDY, ABERGAVENNY,
NP7 7PD

£599,950





ABOUT THIS PROPERTY

With its origins dating back to the sixteenth century, 2 Brynhonddu forms part of a select rural estate on the edge of the village of Pandy, near Abergavenny. Steeped in local history and more recently run as a successful bed and breakfast, the property affords hugely generous accommodation, set across four floors and divided into two separate dwellings.

The main house boasts a wealth of character, retaining numerous original features. Entering on the raised ground floor from the rear, the accommodation comprises an entrance hall that leads to a spectacular 20' lounge, including a feature fireplace and blocked wood floor. This is complimented by a feature bay window fitted with three window seats to enjoy the stunning, verdant aspect to the front. In addition to the lounge, there is a further, grand reception room, used as a formal dining room, with sash windows and an open fire. Lastly, there is a 23' kitchen/breakfast room and a separate shower room. The first floor accommodation comprises three, en-suite, double bedrooms, including a front facing master with bay window overlooking the garden, and there is a dressing room with shower room. From the landing, there are stairs up to the attic space which houses a further bedroom, bathroom and loft room. The lower ground floor level has been extended to create a discreet one bedroom apartment, known as "The Retreat". This benefits from its own separate entrance, whilst also being connected to the main house via stairs that lead up to the main hall. It comprises of a modern fitted kitchen with larder storage, which is semi-open to a bright lounge/diner. The large double bedroom includes a full three piece en-suite bathroom, and there is a shower room/utility room and substantial storage room. It should be noted that the two sections are separately banded for Council Tax (bands G & B). However "The Retreat" is currently registered as a holiday let and this banding has been suspended (it also has a separate electrical supply). The whole property shares an oil fired heating system interchangeable with a biomass system. The water supply is via natural spring and there is also the further benefit of solar panels on the roof which heat the water.

The house enjoys a secluded location as part of four residences accessed via a private driveway. To the rear there is a carport attached to the house with EV charging point and providing parking for one car. Opposite is a detached, single garage and further parking area for one car. To the front, the property benefits from a large, mature garden populated with a breath-taking array of mature trees, with the estate as whole being home to fifty-one different species. Of particular note is a Ginkgo Bilboa, native of China that dates back to the mid 1800s, thought to be one of the oldest in the Country, brought back by a seafaring former owner. The garden drops away through the trees, with a large grassed area and running adjacent to parts that are more akin to woodland. Next to the house and accessed from "The Retreat", there is a further lawn providing an ideal place for outside entertaining and surveying the exquisite position that the property enjoys. In summary, 2 Brynhonddu is a truly unique property rarely found on the open market, that further benefits from no onward chain.

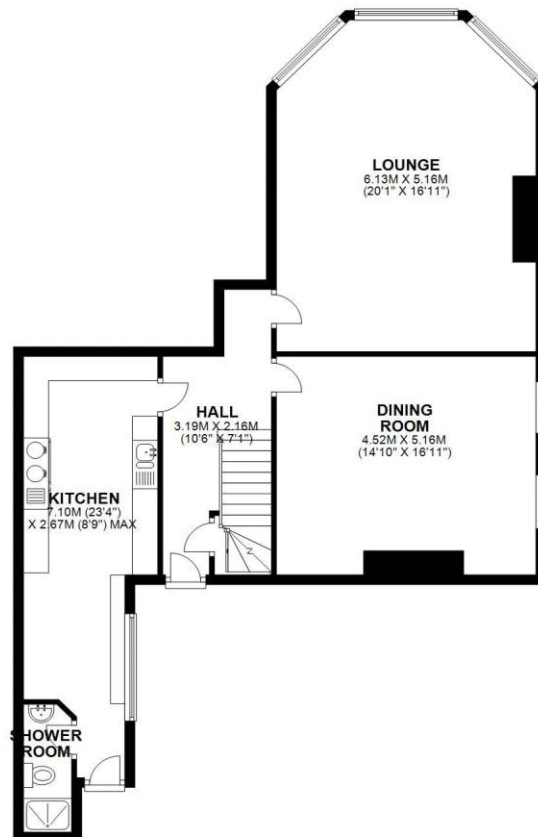


BASEMENT

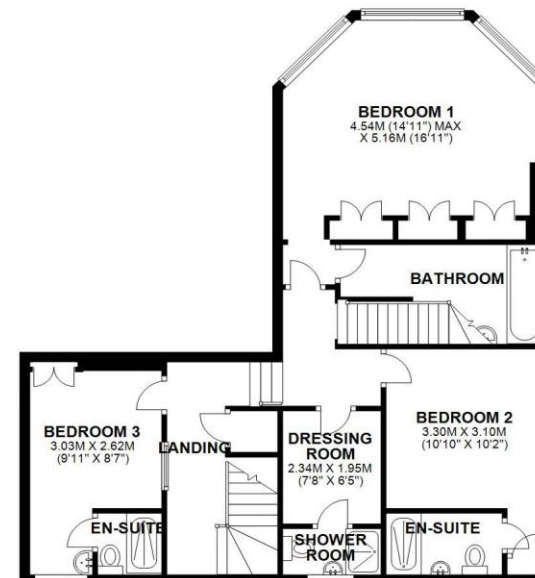
APPROX. 104.6 SQ. METRES (1126.1 SQ. FEET)

**GROUND FLOOR**

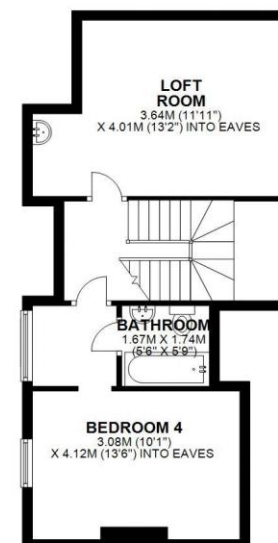
APPROX. 90.8 SQ. METRES (976.8 SQ. FEET)

**FIRST FLOOR**

APPROX. 79.2 SQ. METRES (852.6 SQ. FEET)

**SECOND FLOOR**

APPROX. 44.9 SQ. METRES (483.3 SQ. FEET)



TOTAL AREA: APPROX. 319.5 SQ. METRES (3438.9 SQ. FEET)



DIRECTIONS

From Abergavenny follow the A465 towards Hereford for approximately 6 miles then turn left at The Pandy Inn. Continue until the road bears right and turn left, signposted Llanthony. Follow the lane for 0.4 miles and turn right into the private lane where there is a lodge house on the right. Follow the private road and the property is the first of four.

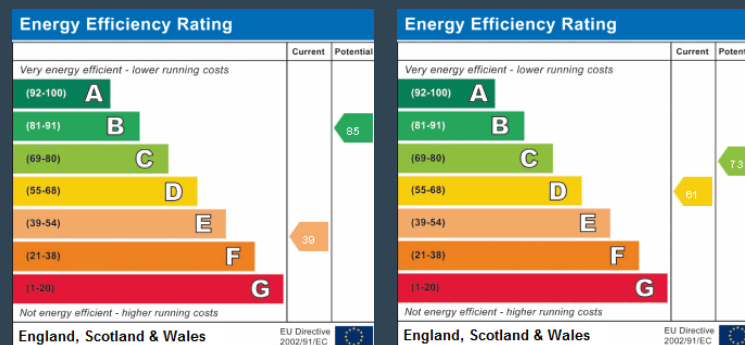
USEFUL INFORMATION

COUNCIL TAX: The two parts of the building are in individual Council Tax bands. There are bands B and G . The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is a central heating system fired by both oil and a biomass system. Solar panel also heat the water, which is from a natural spring. There is mains electricity, and drainage is via a septic tank.

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 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.