

Estate Agents

Taylor & Co

Abergavenny

Penybont Cottages

Llanvihangel Crucorney NP7 8DD

Asking Price  
£525,000



# Penybont Cottages

Llanvihangel Crucorney, Abergavenny, Monmouthshire NP7 8DD

Three bedroomed semi-detached cottage in a super position enjoying countryside views and a level garden of circa 0.39 of an acre  
Living room with wood stove | 18' 5 x 15' 5 triple aspect kitchen / diner opening onto a sun terrace with veranda | Utility room | Cloakroom  
Triple aspect principal bedroom with en-suite wet room, vaulted ceiling and a wonderful scenic panorama  
Two further first floor bedrooms affording a delightful outlook over the surrounding landscape | Modern white family bathroom suite  
Glorious gardens enveloping the cottage with many seating areas | Garage, workshop & carport | Brick outbuilding | No connected chain

This three bedroomed semi-detached country cottage sits in an enviable position on the periphery of the medieval Monmouthshire village of Llanvihangel Crucorney and enjoys a fine countryside vista across its delightful gardens to the splendid countryside and undulating hills of the Bannau Brycheiniog beyond. Occupying level gardens of circa 0.39 of an acre, this traditional country home has been greatly enhanced and extended by its owners into a contemporary family home perfectly in keeping with its surroundings.

Entered via a door with stained glass window into a slate tiled hallway, doors open to one side into a cosy living room hosting a wood stove, whilst to the other side, there is a superb triple aspect 18' 5 x 15' 5 kitchen / diner fitted with stylish cabinets, solid wood worktops and integrated appliances with French doors opening onto a paved sun terrace with a veranda over. Completing the ground floor, is a useful utility room with access to the garden, and a cloakroom. Upstairs, the statement room of this cottage is undoubtedly its triple aspect principal bedroom which has a vaulted ceiling and wood framed windows almost reaching from floor to ceiling. This bedroom has a modern en-suite wet room whilst the other two bedrooms, both of which enjoy countryside views, are served by a white bathroom suite.

Outside, the pretty gardens encompass a large level lawn sweeping around three sides of the cottage, which is planted with cottage style flowers, perennials and herbs and in its shaped wild grass areas, a great selection of fruit trees. Parking is via a gated driveway which leads to a garage, in addition to a covered carport; plus, for hobby enthusiasts, there is an attached

workshop equipped with power supply. This former two bay stable offers the opportunity, subject to planning consent, for the creation of ancillary accommodation to the property. There are also two small red-brick garden stores to the southern boundary.

This property was purchased via auction by the owner and an uplift clause was levied which would mean that any residential development in the garden would be subject to this clause. There are 3 years remaining (until Nov 2028).

**SITUATION** | The village of Llanvihangel Crucorney is situated on a level and fertile plain at the foothills of the Black Mountains and is conveniently situated adjacent to the A465 major route, with excellent road links to the M4 and, M50/M5. The nearest rail station is only 5 minutes away with easy and hourly connections to Newport, Cardiff, London and beyond. The historically renowned Skirrid Mountain Inn, being the oldest and reputedly the most haunted Inn in Wales, is close-by the house, as are the local Church, the local Shop and Garage. There are also several award-winning restaurants in the area. The extensive and splendid mountain ranges and Offa's Dyke which are all situated close by serve to attract thousands of tourists, walkers and cyclists to the village and surrounding areas. The market town of Abergavenny is 5 miles away, Hay-on-Wye, 12 miles and Hereford City 18 miles. There are two superb golf courses within 5 miles and the Celtic Manor Resort (2010 Ryder Cup venue) is just a 30 minute drive away.

Abergavenny is famously known as being the Gateway to Wales. Enjoying a landscape rich in beauty and history, the town boasts a comprehensive range of

shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, including a large Waitrose with Home section and many well-known high street shops. Abergavenny also hosts a farmers' market several times a week as well as having its own cinema, theatre and leisure centre, plus several restaurants for evening entertainment. The area is well served by schools for all ages in both the private and state sector with popular fee paying choices being Monmouth Haberdashers, Hereford Cathedral and slightly further afield, Rougemont.

## ACCOMMODATION

**ENTRANCE HALLWAY** | A partly glazed entrance door with an attractive stained glass inset pane opens into a hallway with slate tiled floor. An archway opens into an inner hallway with a staircase to the first floor, a radiator, and a deep understairs storage cupboard with power, lighting and a window,

**CLOAKROOM** | Lavatory, wash hand basin, wood framed double glazed window, extractor fan, slate tiled floor.

**LIVING ROOM** | Wood framed double glazed window to the front aspect with countryside views, fireplace housing a wood stove, old school style radiator.

**TRIPLE ASPECT KITCHEN / DINER** | The hub of this family home, this triple aspect room enjoys countryside views through its wood framed double glazed windows and a wonderful outlook over the garden from its French doors

with windows to either side which open onto a large sun terrace. The kitchen is fitted with a range of shaker style units with brushed chrome door furniture and solid wood worktops incorporating a breakfast bar area, inset sink unit, inset four ring hob with extractor hood above, two inbuilt ovens, integrated dishwasher and fridge, inbuilt bin storage and an Esse stove with exposed brick surround. This light filled room has ceiling spotlights plus additional plinth lighting, and a stone flagged floor.

**UTILITY ROOM** | Fitted with kitchen units with solid wood worktops over, inset Belfast sink, space for an American style fridge/freezer, space for washing machine and tumble dryer, radiator, wood framed double glazed windows, wood panelled door to the garden.

### FIRST FLOOR

**LANDING** | Velux skylight window. Linen cupboard housing a Heatrae hot water tank with immersion heater.

**TRIPLE ASPECT PRINCIPAL BEDROOM WITH VAULTED CEILING** | This fabulous room enjoys views to three aspects with wood framed double glazed windows almost to the full height of the vaulted ceiling enjoying a superb outlook over the garden to the countryside beyond, plus two further wood framed double glazed windows to the front and rear aspects. Ceiling spotlights, old school style radiator, and wood flooring. Door to:

**EN-SUITE WET ROOM** | Fitted with a white suite to include an electric shower mixer, wash hand basin in vanity unit, lavatory, medicine cabinet, wood framed double glazed window, tiled floor.

**BEDROOM TWO WITH VAULTED CEILING** | Wood framed double glazed window to the front aspect, cast iron fireplace, radiator, latched door.

**BEDROOM THREE WITH VAULTED CEILING** | Wood framed double glazed window to the rear aspect, cast iron fireplace, radiator, latched door.

**FAMILY BATHROOM** | Fitted with a white suite to include a panelled bath with overhead electric shower, wash

hand basin, lavatory, wood framed double glazed window, radiator.

### OUTSIDE

**FRONT** | The garden is set back from the lane and is approached via a gate which opens into a lawned garden with a lavender bordered pathway which leads to the entrance. The garden flows from the front around to the side and rear of the property.

**REAR GARDEN** | This level garden is a great addition to the home which occupies a plot size of approximately 3/4 of an acre. A wood framed veranda adjoins the back of the house which has a part glazed and part slate tiled roof with a broad riven paved patio adjoining the back of the property which given its orientation, provides protection from the morning and afternoon sun. This cottage style garden has an abundance of planted borders brimming with lavenders, rosemary, roses and perennials which surround to one side a large lawn encompassing areas of formal lawn interspersed with wild grassland areas with meandering grassed pathways enabling wildflowers to grow. There are several fruit trees in the garden plus numerous seating areas to choose from, a barbeque area, a wildlife pond, plus a vegetable garden too. The garden benefits from outside lighting, plus external power points and a range of outbuildings: -

### OUTBUILDINGS

A gated driveway provides **off road parking** and leads to a **garage block comprising:**

**GARAGE 14'11 x 11' 5** with vehicular doors to the front, external power and lighting.

**ATTACHED FORMER STABLE comprising two bays of 11' 6 x 8'9 and 11' 6 x 8' 10** of block construction with sheeted roofs, power, water, lighting, and concrete floor. This space offers potential for conversion to ancillary accommodation such as a **home office**, subject to the required planning consent.

**ATTACHED COVERED CARPORT**  
With power, lighting and water.

At the southern edge of the property is a semi-detached **brick outbuilding** with slate roof comprising two garden stores.

### GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains water and electric are connected to the property, private drainage and electric central heating.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band F

**Flood Risk** | Low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM188969. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Brecon Beacons National Park planning department for further information. This property has been altered by the present owners with the creation of a two storey side extension which incorporated part of the site of the existing building which was demolished. Further details can be found under planning reference 12/07614/FUL.

**Broadband** | According to Openreach, full fibre to the property is available in addition to fibre to the cabinet and a copper wire connection in the area.

**Mobile network** | According to Ofcom, all network providers have likely indoor coverage.

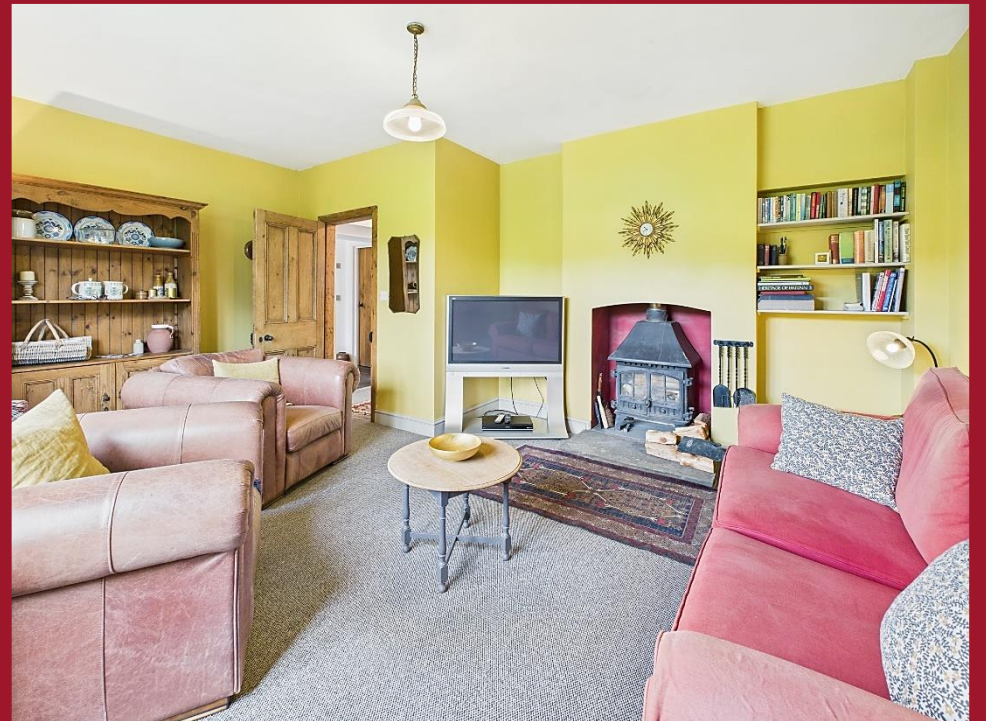
**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

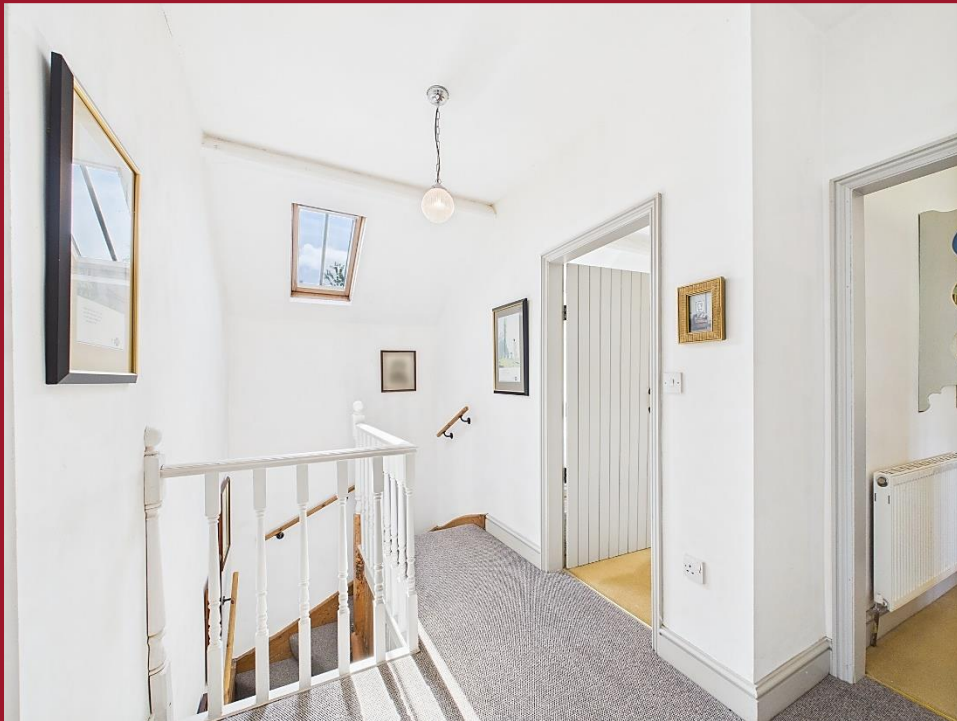
**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB474

















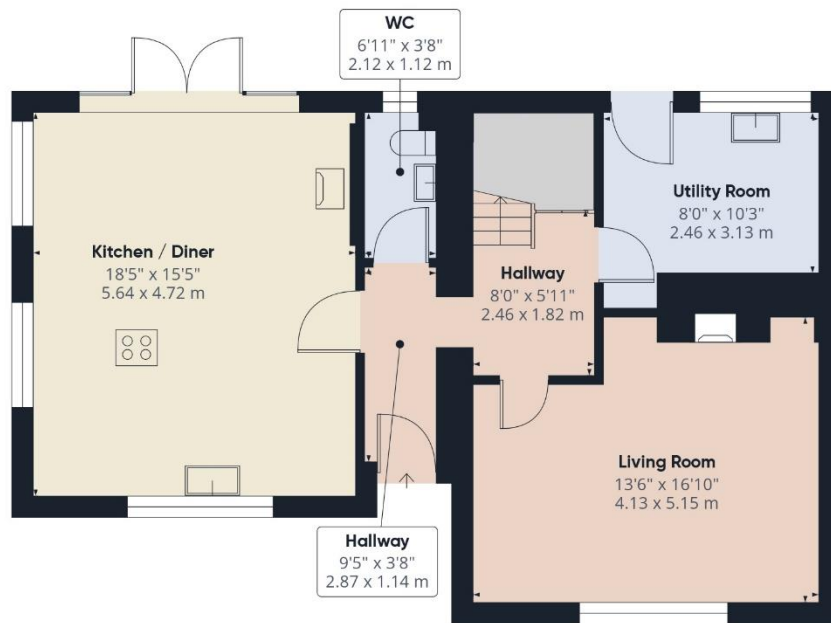


# Floorplan

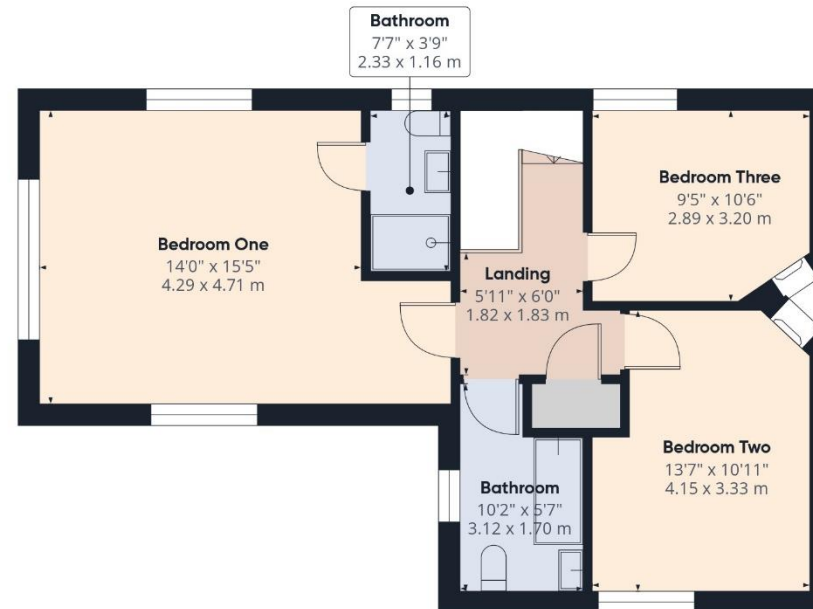
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Floor 0



Floor 1

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Approximate total area<sup>m</sup>

1344 ft<sup>2</sup>

124.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.