



Church Lane

Llanvair Kilgeddin, Abergavenny NP7 9BE

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£499,950

# Church Lane

Llanvair Kilgeddin, Abergavenny, Monmouthshire NP7 9BE

Smallholding sitting in circa 2.3 acres in a semi-rural setting with good road connectivity to neighbouring market towns of Usk, Raglan and Abergavenny

Generously appointed three bedroom detached family home | Triple aspect 20'10 x 18'4 kitchen / diner

Dual aspect sun room enjoying distant countryside views | First floor white four piece modern bathroom suite

To be refurbished: hallway, dual aspect living room, back kitchen, utility room, hall cloakroom / wc | Three first floor bedrooms

Gardens with duckpond | Detached 735 sqft open bay garage complex | Extensive off road parking | 30' x 30' steel framed agricultural building

**Sitting in circa 2.3 acres amidst the gently undulating and scenic countryside of semi-rural Monmouthshire is this charming smallholding; to include a generously appointed three bedroom detached family home together with a 735sqft open bay garage complex and a 30' x 30' steel framed agricultural building fitted with electric supply. Occupying a position adjoining a country lane to two sides with gated access into its paddocks, and bordering fields to the remaining two sides, this property will be an interesting part-renovation project for buyers seeking a country residence in a pleasant setting to refurbish and potentially add value to, whilst still being within easy reach of the neighbouring market towns of Usk, Raglan and Abergavenny.**

**The property is entered via a hallway into the older part of the house which comprises a living room, back kitchen, utility room, and a hall cloakroom. In 2012, the house was extended to create larger living accommodation, and this modern enhancement incorporates a triple aspect kitchen / diner and a dual aspect sun room both of which afford countryside views. The bedrooms are in the older, first floor of the house which hosts three bedrooms and a spacious, four piece white bathroom suite. The older part of the house requires comprehensive refurbishment following flood water ingress; the newer extension is well-fitted and is a great bonus to the living space. Interested parties are advised to read the Agent note regarding the geographical positioning of the property in relation to the nearby River Usk.**

**SITUATION** | This property is situated in the semi-rural village of Llanvair Kilgeddin which lies betwixt the market towns of Abergavenny, Raglan and Usk. The village is nestled in the picturesque setting of the Vale of Usk in Monmouthshire with the River Usk linking the area with the towns close-by. The region is favoured for its proximity to both town and countryside, attracting families keen to settle amidst the scenic countryside landscape with its active community, gastro pubs, and schooling in both the private and public sector available nearby.

The largest of the market towns, Abergavenny, boasts a comprehensive range of shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several restaurants for evening entertainment. The town is particularly well served by popular schools for all ages at both primary and secondary level, including the new all-through King Henry VIII for 3 -19-year-olds. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick interchange give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

## ACCOMMODATION

**The accommodation is planned over two floors with a split level ground floor as outlined in brief below.**

### **GROUND FLOOR COMPRISING:**

Entrance hallway  
Dual aspect living room  
Rear dual aspect back kitchen  
Utility room  
Cloakroom / WC  
From the hallway, broad stone steps lead to:  
Triple aspect kitchen/diner  
Dual aspect sun room

### **FIRST FLOOR COMPRISING:**

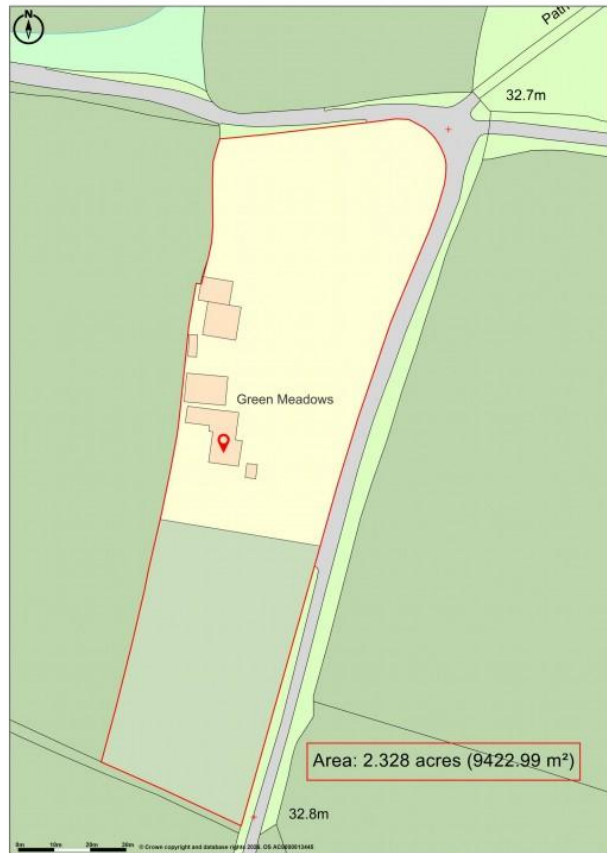
Butterfly landing leading to:  
Dual aspect bedroom one  
Dual aspect bedroom two  
Bedroom three  
Four piece white family bathroom suite

## GROUNDS

Approached off the country lane which sweeps around the perimeter of the grounds, the property is approached via a driveway leading to the entrance of the house plus to the side, a detached garage and a substantial steel framed outbuilding. The property occupies grounds of about 2.3 acres divided into paddocks with two separate access gates from the lane in addition to the vehicular driveway and which are enclosed to the boundaries by a mixture of hedging and stone walling. The grounds encompass a garden area with an

established circular duck pond and a small orchard planted with fruit trees including cherry, apple, pear and plum trees, a walnut, and a hazelnut tree. For those seeking the "good life", there is a fenced chicken run with small pond. External water supply via mains fed tap.

### **SITE PLAN**



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Plotted Scale - 1:1250. Paper Size - A4

### **OUTBUILDINGS**

**OPEN BAY DOUBLE DETACHED GARAGE (735 ft<sup>2</sup> / 68.3 m<sup>2</sup>) with attached workshop and storeroom** | This stone faced garage with cedar boarding was constructed in 2012 has a window and pedestrian door opening to the rear to aid connectivity to the house via a covered walkway. **STOREROOM** with

window and power. **WORKSHOP** with window, solar panel control, power, enclosure with potential to create toilet facilities.

**30' x 30' STEEL FRAMED OUTBUILDING** | Earth floor, power, mezzanine storage, two entry doors, sheeted roof.

### **GROUNDS**



**Viewing Strictly by appointment with the Agents**  
T 01873 564424  
E [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

**Reference** AB524

### **GENERAL**

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

**Services** | Electric and mains water are connected to the property, oil central heating, private drainage (cesspit in neighbouring field with easement for access), solar panels provide electricity (no storage).

**Council Tax** | Band F (Monmouthshire CC) **EPC** | D

**Flood Risk** | Low (indoors) to medium (outdoors) flood risk from rivers according to Natural Resources Wales. Buyers are advised that the property lies within proximity to the River Usk. The agent advises that the entry section from the lane to the driveway is not fully protected from water ingress from the river. The ground floor of the property was subject to flood damage on two occasions during the winter of 2019/20 but not since. The flooding happened without any flood defences in place and whilst the entry gates to the drive were open.

**Covenants** | The property is registered with HMLR, Title Number CYM100575. There are no restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. The property was extended and a new garage constructed in 2012. Refer to Monmouthshire Planning under reference DC/2011/00426 for further information.

**Broadband** | Fibre to the cabinet is available in this postcode area according to Openreach.

**Mobile network** | Coverage according to Ofcom:

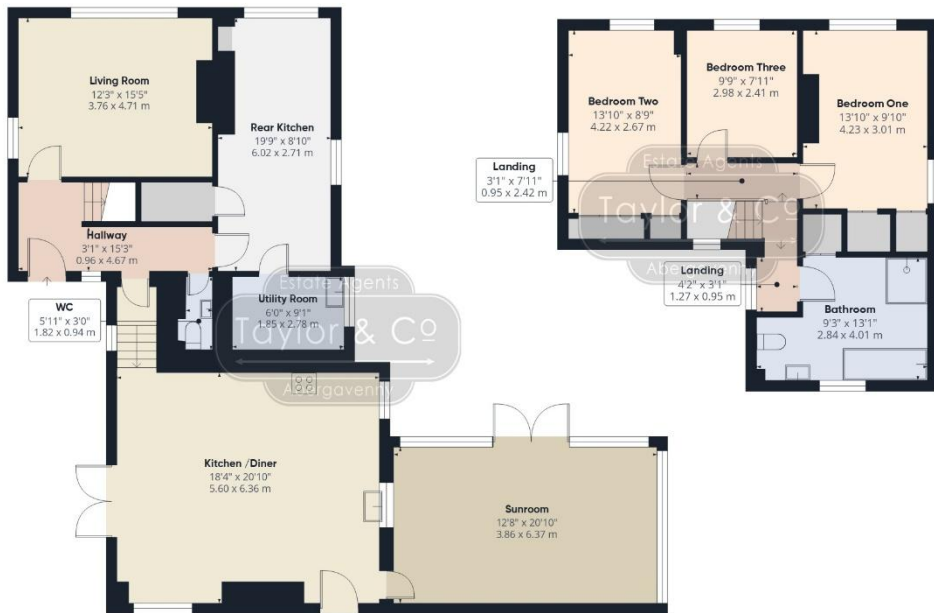
Network	Indoor	Outdoor
EE	Variable	Good
O2	No	Variable
3	Good	Good
Vodafone	No	Variable





# Floorplan

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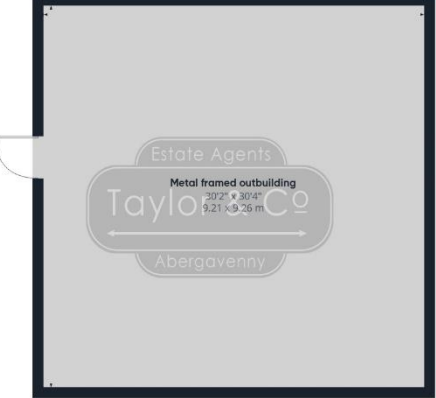
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Approximate total area<sup>m</sup>  
1741 ft<sup>2</sup>  
161.8 m<sup>2</sup>

(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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