



The Malt House

Llangua, Abergavenny NP7 8HE

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£350,000



The Malt House, Llangua

Abergavenny, Monmouthshire NP7 8HE

A charming semi-detached cottage standing in almost half an acre | Convenient rural location | Requiring updating and improvement
Spacious ground floor layout | Four bedrooms | Spacious sitting room | Separate dining room
Small study | Traditional fitted kitchen | Ground floor shower room | Shared entrance and private driveway
Double garage/workshop | Attractive garden with small orchard | Oil heating | Private spring fed water supply
Two log burners | Mostly double glazed | Lovely views from the rear | Viewing strictly by appointment only

A charming semi-detached cottage that although requiring some updating and improvement provides a most generous and versatile layout coupled with a truly delightful cottage garden and orchard. The property which is believed by the seller to originally date back to the 1700's is entered from the front via a small porch from which it opens into a generous dining reception room with exposed beams and log burner, there is a small study area and comfortable sitting room again with a log burner and wide patio doors overlooking the garden and farmland beyond. There is a traditionally styled kitchen with fitted cupboards and glazed 'Belfast sink', an inner hallway, modern shower room and a ground floor bedroom whilst to the first floor are three further bedrooms. A gravel driveway provides ample off road parking and is complimented by an attached double garage/workshop. The property stands in 0.46 acre and from the rear enjoys a beautiful westerly outlook across surrounding farmland including paved

and timber deck sitting areas, mature flower/shrub beds, and a small orchard.

SITUATION | The property is conveniently located between Abergavenny and Hereford, approximately 5 miles to Pandy, 2 miles from Ewyas Harold and 5.5 miles to Cross Ash in the tiny hamlet of Llangua, once a stop on the old coaching road from Abergavenny to Hereford. The popular village of Ewyas Harold offers a range of amenities including post office, butchers, doctors, dentist, fish and chip shop, petrol station, veterinary surgery, church, a public house and primary school. At the end of the driveway are bus stops to both Hereford and Abergavenny and the property is convenient to major road and rail links including the A465 link road to Abergavenny/ Hereford leading to the M4/M5 motorway networks plus there are railway stations in both Abergavenny and Hereford.

ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Porch
Dining reception room
Study
Sitting room with patio doors
Traditional fitted kitchen
Inner hallway
Shower room
Bedroom two
Double garage

FIRST FLOOR COMPRISING:

Landing
Bedroom one with built in cupboard
Bedroom three
Bedroom four

OUTSIDE

The property stands in just under half an acre of beautiful garden enjoying a

stunning, principally westerly facing aspect across farmland and includes distinctly separate areas including driveway and parking facilities, an entertaining area adjoining the rear of the house with both paved and timber decked sitting areas surrounded by mature flower/shrub beds. A large metal garden shed/store and timber summerhouse in addition to a small orchard that includes various varieties of trees including apple, plum, quince, damson and walnut.

GENERAL

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

Services | Mains electric, spring water, soak away drainage, oil fired central heating to the property.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band TBC

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

Covenants | The property is registered with HMLR, Title Number CYM100910. We are not aware of any 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.

Broadband | Full fibre broadband connection available. According to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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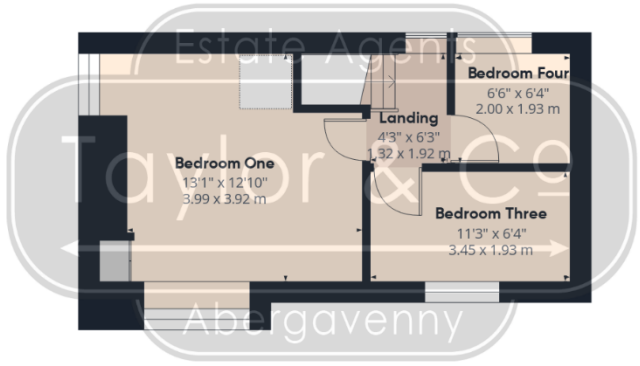
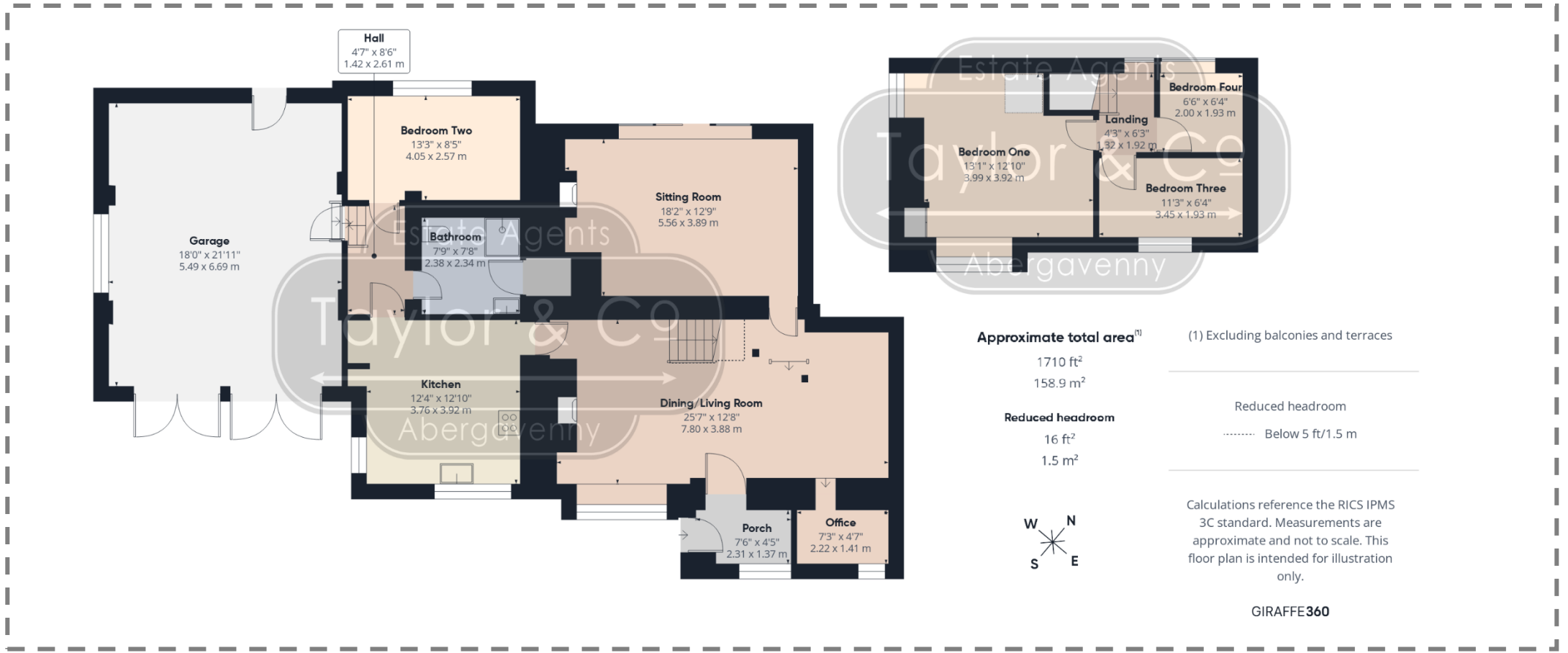
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Floorplan



Approximate total area⁽¹⁾	(1) Excluding balconies and terraces
1710 ft ²	
158.9 m ²	
Reduced headroom	Reduced headroom
16 ft ² Below 5 ft/1.5 m
1.5 m ²	
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>	



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