



LINGEN COTTAGE

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE



LINGEN COTTAGE

LLANVAPLEY | ABERGAVENNY
MONMOUTHSHIRE | NP7 8SF

LINGEN COTTAGE IS AN IMMACULATELY PRESENTED, DETACHED COTTAGE IN A SOUGHT AFTER EDGE OF VILLAGE POSITION SURROUNDED BY ROLLING HILLS AND COUNTRYSIDE. THE CURRENT OWNERS HAVE MODERNISED THE PROPERTY WITH NO EXPENSE SPARED TO CREATE A TRULY WONDERFUL HOME AND GARDENS.

- Pretty country cottage on the edge of a highly desirable village •
 - Immaculately presented and light and airy throughout •
 - Character features to include inglenook fireplace with multi-fuel stove •
 - Three bedrooms and two bathrooms •
 - Attractive established and well stocked gardens •
- Detached additional parking area opposite the property with potential for a car port •
- The total plot including the additional parking area and cherry orchard opposite the property approaches half an acre •
 - Wonderful views over the surrounding countryside •

Abergavenny 4.7 miles • Monmouth 11.7 miles
Chepstow 22.2 miles • Cardiff 40.5 miles
Bristol 48.4 miles • London 155 miles
Bristol Airport 53.2 miles • Cardiff Airport 53.2 miles
Birmingham Airport 88.8 miles
Abergavenny Train Station 4.6 miles
Chepstow Train Station 22.4 miles
Bristol Parkway Station 45.8 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Lingen Cottage is located just 4.7 miles from Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The Hardwick, with chef Stephen Terry and endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are located approximately 5 miles from Lingen Cottage. Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital, Waitrose supermarket and fantastic primary and secondary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Lingen Cottage can only be described as an outstanding country cottage. Rarely do we come across a property in such superb condition and with such attention to detail throughout. The original cottage dates back to approximately 1850 and was extended further in the 1970's. The current owners have refurbished the property to a very high standard using classic neutral décor and installing UPVC sash windows and wooden latch doors throughout the property. The property is extremely light and airy due to the number of windows in each room, which is unusual for a cottage. Lingen Cottage is ready to be moved into and enjoyed both inside and out.

Step into the front porch with feature exposed stone wall via a front door with diamond shaped window. A wooden latch door opens into the lounge.

The lounge has oak flooring, three windows and French doors opening out on to the patio and gardens. A handy storage cupboard with light sits under the staircase.

The property has a galley kitchen with a range of white base units with wood effect worktops, a porcelain one and a half sink and drainer with mixer tap and plenty of space for a washing machine, dryer and fridge freezer. Integral Neff appliances include a 4 ring electric hob, modern and contemporary extractor fan and oven.





Three large UPVC windows let light flood into the space and through the windows are wonderful views towards Monmouth and The Kymin. A UPVC stable door provides access to the side. At the end of the kitchen a wooden latch door opens into a downstairs shower room.

The downstairs shower room has a white suite comprising of a shower cubicle, corner wash hand basin and w.c. A heated towel rail and Velux window completes the room.

A dining room is connected to both the kitchen and lounge. The dining room is currently used as a snug as it has an original inglenook fireplace with multi-fuel stove. There are three windows in this room overlooking the front and side garden. Exposed ceiling beams add more character to the room along with slate flooring.

From the lounge stairs lead past a painted, exposed stone feature wall up to the first floor landing. The landing has an airing cupboard with slatted shelving and a radiator.

There are three beautifully presented bedrooms on the first floor, each having a vaulted ceiling giving the rooms a more spacious feel. The master bedroom has a stunning view of the top of Sugar Loaf mountain and The Skirrid. Bedroom 2 has a pleasant outlook over the front gardens and a feature display shelf next to the window. Bedroom 3 has a superb view straight down the gardens and across the fields and countryside towards The Graig and Whitecastle.

The bathroom has a white suite comprising of a P shaped bath with central taps, glass shower screen and electric Mira shower, pedestal wash hand basin with duck egg blue tiled splashback. A large granite display shelf is a feature at the end of the bathroom with a smaller granite shelf at the end of the bath.

OUTSIDE

A five-bar gate opens into a tarmac off-road parking space for one vehicle. Surrounding the parking space are pretty flower beds and a green lawn. A path leads to the front door. Ornate gates open into a gravelled side garden with potential to store a further vehicle. This leads to a patio at the rear of the property with steps up to a lush green lawn.

The gardens at Lingen Cottage are well established and well stocked. The attention to detail found inside the property continues into the gardens. The garden has been designed and landscaped to be fully utilised and relatively easy to maintain. Throughout the garden are many species of plants, flowers and fruiting trees to include, apple, damson and plum.

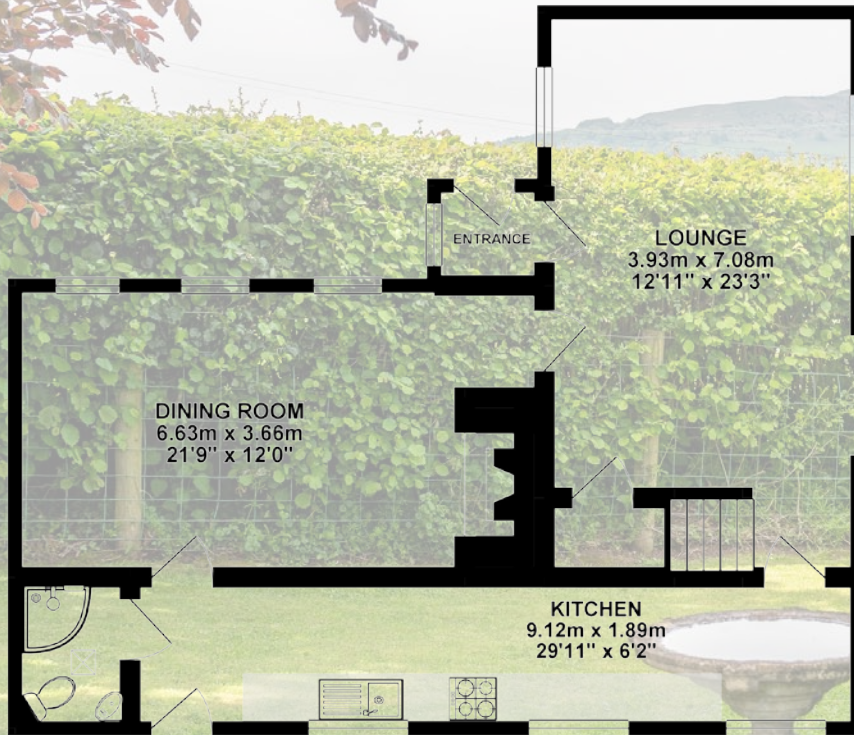
From the lawn a path leads to a central patio under the shade of specimen Beech trees. This provides a welcome shaded spot during the hot summer months. The path continues to an attractive shed located next to a Liquidambar tree.



FLOORPLAN

GROUND FLOOR 73.76 sq. m.
(793.95 sq. ft.)

1ST FLOOR 52.06 sq. m.
(560.42 sq. ft.)



TOTAL FLOOR AREA : 125.82 sq. m. (1354.37 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



Walk under a rose covered arch into a flower meadow. Beyond the flower meadow is a delightful potting shed with a raised deck where outstanding views can be admired. On a clear day you can see The Kymin in the distance. The potting shed could make a lovely artist studio or hobby room.

At the end of the garden is a vegetable produce area. A neat path runs between each of the enclosed beds.

To the rear of Lingen Cottage is an oil tank, Grant boiler and two sheds. Gates open out to the front of the property allowing for a small car, motorbikes or bicycles to be stored there.

The gardens surrounding the property measure approximately a third of an acre. In addition to this, opposite the house is a separate strip of land measuring 0.1 of an acre. This land provides ample off-road parking for Lingen Cottage with potential to erect a car port or similar. A wonderful cherry orchard opposite the parking area utilises the rest of the space beautifully.

KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: Follow the B4233 from Abergavenny for approximately 4 miles where the property can be found on the left before entering the village.

Postcode: NP7 8SF



Powells Chartered Surveyors Land & Estate Agents

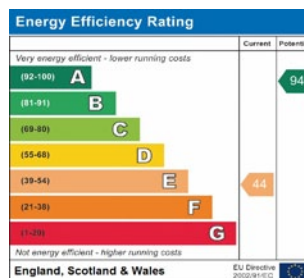
Singleton Court Business Park Telephone: 01600 714140

Monmouth

Email: enquiries@powellsrural.co.uk

NP25 5JA

www.powellsrural.co.uk



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared May 2019.