



MILL HOUSE

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE







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MILL HOUSE IS A DELIGHTFUL THREE BEDROOM COTTAGE LOCATED IN THE CENTRE OF THE VILLAGE OF LLANVAPLEY. ATTACHED TO THE PROPERTY IS A FORMER CORN MILL WHICH HAS POTENTIAL TO BE CONVERTED OR INCORPORATED WITHIN THE MAIN HOUSE SUBJECT TO PLANNING. SURROUNDING THE PROPERTY ARE APPROXIMATELY 4.5 ACRES OF GROUNDS ALONG WITH A QUADRUPLE GARAGE, FORMER COWSHED AND FORMER DAIRY.

- Three bedroom cottage plus three storey former corn mill •
- Open plan lounge and dining area with woodburning stove •
 - Kitchen with bespoke units and a utility room •
 - Conservatory with views across the garden and field •
 - Luxurious first floor bathroom •
- Outbuildings to include quadruple garage, former dairy and cow shed •
- Potential to convert the corn mill subject to any planning consents required •
- Attractive gardens surrounding the property with well stocked, colourful flower beds •
 - Vegetable produce area and greenhouse •
 - Total plot size measures approximately 4.5 acres •
- Central village location between Monmouth and Abergavenny •

Abergavenny 5.7 miles • Monmouth 11 miles • Cwmbran 18.1 miles
 Chepstow 21.5 miles • Newport 23.1 miles • Cardiff 39.8 miles • Bristol
 47.7 miles • London 154.3 miles • Bristol Airport 51.8 miles • Cardiff Airport
 52.2 miles • Birmingham Airport 88.2 miles • Abergavenny Train Station
 5.1 miles • Cwmbran Train Station 17.8 miles • Chepstow Train Station 21.7
 miles • Bristol Parkway Station 43.1 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

Mill House is located just 5.7 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. 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. Cross Ash Primary is a rural school with unique, beautiful and extensive school grounds it is located approximately 6.6 miles from Mill House.

There are good connections to the main road network with the historic border town of Monmouth being approximately 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

There is no doubt that Mill House has been a well-loved family home, adored by its current owner for half a century. Dating back to around 1840 the property once had a thriving corn mill and is located in the centre of the village of Llanvapley.

Step inside the entrance porch that was restored by Crickhowell Joinery in approximately 2018 and through an internal door into the lounge and dining area. The lounge has double glazed sash windows to the front aspect and a fireplace with a multi fuel stove sitting proudly on a stone tiled hearth. Many years ago, a wall divided the lounge and dining room, it is now open plan, creating one spacious multipurpose room. The flooring provides a natural divide between the two areas, the dining area has parquet flooring and French internal doors opening into the conservatory.

The conservatory is predominantly of UPVC construction with windows to all sides allowing light to flood through into the lounge and dining area. Beautiful views of the garden can be appreciated from the conservatory.

Step up into the kitchen from the lounge. It has a range of bespoke, painted base and wall units and an oak worksurface. Integral appliances include an induction 4 ring Lamona hob with extractor fan over and a Bosch double oven. A 'figure of eight', stainless steel sink and drainer is perfectly placed underneath the window overlooking the garden. There is space for a washing machine, dishwasher and freestanding furniture within the kitchen but there is further storage in an under stairs cupboard. A door from the kitchen opens into the utility room/pantry. The utility room/pantry houses the Boulter Boiler and provides plenty of space for further white goods.

To the rear of the kitchen is a door opening into a rear porch/boot room.

The staircase is 'hidden' behind a door in the lounge and leads up to the first floor landing. Three bedrooms and a family bathroom can be found on the first floor.

The master bedroom has two sash windows overlooking the front aspect and an original, internal window allowing light to filter through to the landing area. The second bedroom is spacious and also overlooks the front of the property. The third bedroom benefits from having a Howsons wash hand basin and fitted wardrobes either side of a dressing table.

The impressive bathroom boasts a modern white suite to include a bath and separate shower cubicle with waterfall and hand held showers. The w.c is set into a vanity unit. A larger vanity unit houses the contemporary wash hand basin and has plenty of storage cupboards underneath. The airing cupboard can be found in the family bathroom.

OUTSIDE

Mill House is accessed via a right of way over a driveway owned by a neighbouring property. Gates then open onto a tarmacadam driveway providing ample off-road parking for many vehicles.

Steps from the driveway lead up to Mill House, the former corn mill and up to a raised vegetable produce area and a greenhouse. The rest of the garden is mainly laid to lawn with central feature stone flower beds and a stream running between the lawn and field. A patio outside of the conservatory provides a great spot for al fresco dining during the summer months.

A five bar gate provides access from the garden into the field. The total amount of land and gardens measures approximately 4.5 acres.

There are three outbuildings included within the sale of Mill House as follows:

Former Corn Mill

The former corn mill, attached to Mill House is in need of complete renovation. It offers much potential to convert, subject to planning, or potential to link it to the main house providing further accommodation. The former mill has three spacious rooms accessed via stairs from the ground floor. The current owner has taken pre application advice from Monmouthshire County Council with regards to converting the mill into living accommodation. Please call us for further information.

The Old Cow Shed and Dairy

The old cow shed has a stable door and a vaulted ceiling internally. Part of the old cow shed has been partitioned inside as it has previously been used as a dark room. The former dark room has a stainless steel sink, water, power and lighting. The rest of the old cow shed is used for storage. The former dairy attached to the old cow shed is currently used for storage and has a wall mounted tap.

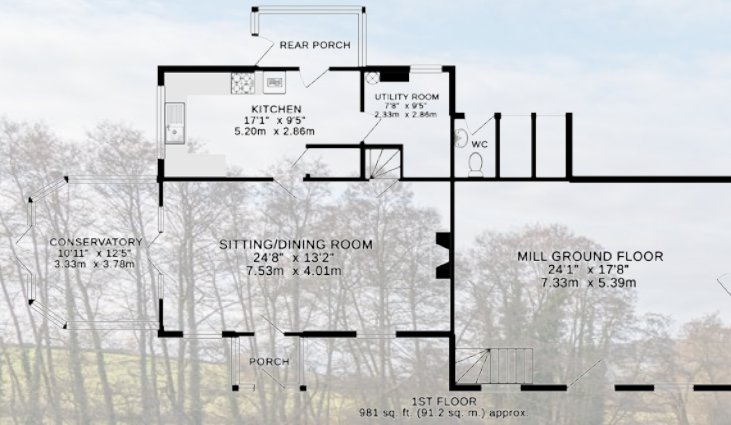
Quadruple Garage

Next to the off-road parking area is a triple garage accessed via two up and over doors. There are windows to the rear. A further single garage with power and lighting and a window to the rear is attached to the triple garage.



FLOORPLAN

GROUND FLOOR
1237 sq. ft. (114.9 sq. m.) approx.



GROUND FLOOR
1071 sq. ft. (99.5 sq. m.) approx.



TOTAL FLOOR AREA 2644 sq. ft. (245.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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KEY INFORMATION

Agents Note: A public footpath crosses the field from east to west.

Services: Mill House benefits from mains water, mains electricity, 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: H

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 in the centre of the village.

Postcode: NP7 8SN



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NP25 5JA

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	79

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