



THE PADDOCKS

ROSS ROAD | ABERGAVENNY | MONMOUTHSHIRE

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A DELIGHTFUL PROPERTY SURROUNDED BY ITS OWN GARDENS AND GROUNDS OF CIRCA 12 ACRES WITH A RANGE OF OUTBUILDINGS, IN A PRIME LOCATION ON THE OUTSKIRTS OF THE HISTORIC TOWN OF ABERGAVENNY. THIS WELL-MAINTAINED AND SPACIOUS FAMILY HOME MUST BE VIEWED IN ORDER TO APPRECIATE EVERYTHING IT HAS TO OFFER.

- Detached family home 1.5 miles from Abergavenny town and just over 2 miles to the train and bus stations •
 - Surrounded by its own well-manicured gardens and grounds of circa 12.07 acres •
 - Views of the Deri and Skirrid mountains and the surrounding countryside •
- 3 reception rooms, kitchen/breakfast room, cellar, 4 bedrooms plus study, 1 bathroom and 2 shower rooms •
 - A range of steel outbuildings, brick built pigscots and stabling •
- Good access to the A465, A40, A449 and A4042 which link to the M4/M5 and M50 motorway networks •

- Abergavenny 1.7 miles • Crickhowell 7.5 miles •
 - Monmouth 15.4 miles • Newport 20.2 miles •
 - Chepstow 24.0 miles • Hereford 26.2 miles • Cardiff 33.2 miles •
 - Bristol 49.9 miles • London 156.6 miles •
 - Abergavenny Train Station 2.3 miles • Cwmbran Train Station 14.9 miles • Hereford Train Station 23.2 miles •
 - Chepstow Train Station 24 miles • Bristol Parkway Train Station 45.2 miles • Cardiff Airport 45.7 miles • Bristol Airport 54.7 miles •
 - Birmingham Airport 94.4 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

A fantastic opportunity for someone wishing to have their own privacy completely surrounded by their own gardens and grounds with countryside and mountain views and the potential to run a business from home in the spacious outbuildings (subject to the necessary planning consents) or for someone just wishing to have useful storage or house animals.

The Paddocks is located just 1.5 miles from Abergavenny, a town known as the gateway to Wales and within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just over 2 miles from the property. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Abergavenny is just 6 miles from the border with England and is a thriving market town with many high street boutique shops and 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 town also has a Waitrose, Morrisons, Tesco Metro, Nevill Hall Hospital and fantastic primary and secondary schools.

Wernddu Golf Club a scenic undulating parkland course overlooking Abergavenny, is just a short distance from the property and The Hardwick, endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are located just a few miles from The Paddocks.

Monmouth is located just 15.4 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the 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 nearby and the Brecon Beacons National Park located to the north of Abergavenny.

THE PROPERTY

A rare opportunity to acquire this beautiful well-maintained family home which has been under the same occupancy for over 22 years. Surrounded by its own grounds of circa 12.07 acres, this fantastic package offers a well-maintained house with a good range of outbuildings and level pasture paddocks with a brook to one border.

The front door leads into the entrance hall with stairs to the first floor. The dining room has windows to two elevations, an ornamental fireplace, a traditional serving hatch to the kitchen, picture rail, built in china cupboard and alcove shelving.





The living room has a traditional picture rail, a fireplace housing a woodburning stove with brick chimney breast and a slate hearth. A door leads from this room to the conservatory which overlooks the gardens to the side and rear and views of the adjoining land and countryside beyond. There is a door that leads to the rear garden area and a sliding door to the kitchen/breakfast room with space for table and chairs, fitted kitchen units, Belfast style sink with mixer tap, an oil fired Rayburn, integral dishwasher and space for a cooker.

The rear hallway has a door to the outside, useful built in cupboards and a door to a large walk in pantry. A stable style door leads to the utility room with fitted stainless steel sink with cupboard under and space and plumbing for a washing machine. A door from here leads to the cloakroom with low level W.C., and pedestal wash hand basin.

A door under the stairs in the entrance hall, leads down a wooden staircase to the cellar which has a radiator and a window to the outside.

On the first floor there are two bedrooms both with built in wardrobes and en-suite shower rooms. The en-suite shower rooms comprise of a shower cubicle, wash hand basin and low level W.C. There are two further bedrooms, one with built in wardrobes and one with a wash hand basin with vanity cupboard under. A further smaller room is currently used as a study.

The family bathroom comprises, a bath with shower over and shower screen, low level W.C., and a pedestal wash hand basin, in this room is the large airing cupboard which houses the hot water cylinder.

OUTSIDE

The property is approached via a wooden gate on to the tarmac driveway which sweeps through the gardens to the parking and turning area to the front. Alternatively, the drive continues around to the back where there is a further turning and parking area.

The gardens are beautifully kept and are mainly laid to lawn with gravelled and paved seating areas, mature shrubs and trees all enclosed by stone walling, hedging and wooden fencing. From either the gardens or grounds you have beautiful views of the Deri and Skirrid mountains.

THE OUTBUILDINGS

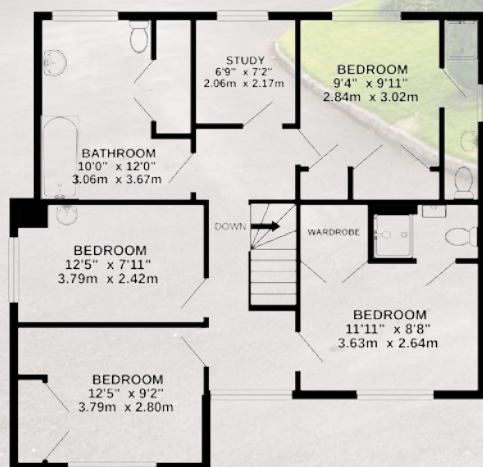
At the entrance of the driveway there is the stable which has power and lighting. Enclosed by high wire fencing and conifer hedging are a further range of outbuildings. There are two steel barns one with a mezzanine floor and both with power and water.

The brick built former pigscots are open fronted and are currently used as a wood store and car port which has an adjoining boiler shed with power and water.

FLOORPLAN

4737 sq.ft. (440.1 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



CONSERVATORY
10'6" x 18'8"
3.19m x 5.69m

KITCHEN/BREAKFAST ROOM
25'2" x 13'2"
7.68m x 4.01m

UTILITY ROOM
10'5" x 7'3"
3.17m x 2.22m

PANTRY
5'11" x 9'7"
1.80m x 1.69m

STORE

LIVING ROOM
12'5" x 16'5"
3.79m x 5.01m

DINING ROOM
11'11" x 12'6"
3.63m x 3.80m

CELLAR
14'11" x 12'6"
4.55m x 3.80m



TOTAL FLOOR AREA: 2011 sq.ft. (186.8 sq.m.) 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.

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BARN
29'9" x 59'5"
9.08m x 18.10m

OUTBUILDING/WORKSHOP
36'9" x 44'8"
11.19m x 13.62m

FORMER PIGSCOT
54'11" x 15'10"
16.75m x 4.83m

STORE ROOM
8'8" x 15'10"
2.60m x 4.83m

TACK ROOM: 7'10" x 11'10" (2.40m x 3.61m)
STABLE: 10'0" x 11'10" (3.06m x 3.61m)
STABLE: 9'4" x 11'10" (2.84m x 3.61m)

THE LAND

The land is split into several enclosures and bordered by stock proof fencing. All enclosures, apart from the orchard, have water troughs. There is a brook that adjoins part of the boundary. A spring supplies the water to the paddocks and outbuildings.

KEY INFORMATION

Agents Note: A public footpath runs across the edge of the boundary of one field.

Agents Note: We are advised that there are TPO's (tree preservation orders) on four Horse Chestnut trees.

Services: Mains electricity and water are connected to the property. Private drainage. Oil fired central heating.

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.

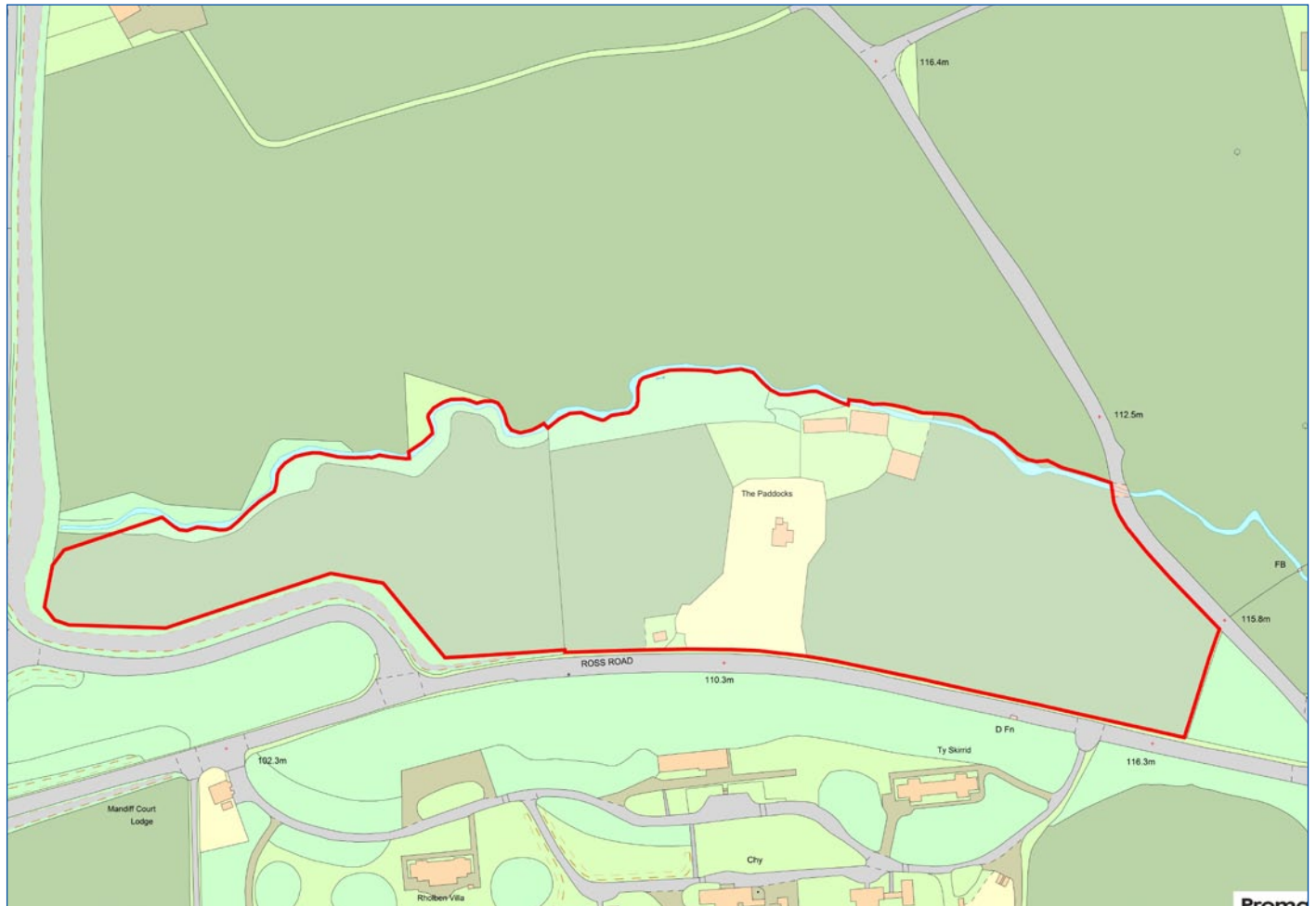
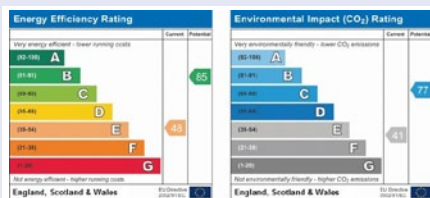
Council Tax Band: G

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Hardwick roundabout take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. At the T junction, Maindiff Court Hospital will be opposite you, turn left. Continue along here for a short distance and the entrance to the property will be on your left hand side.

Postcode: NP7 8NF



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