



TREFALLEN

LLANTILIO CROSENNY | ABERGAVENNY



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TREFALLEN IS A BEAUTIFUL ATTACHED BARN TUCKED AWAY IN A CORNER OF THE HIGHLY DESIRABLE MONMOUTHSHIRE COUNTRYSIDE. IT HAS AN OPEN-PLAN GROUND FLOOR LAYOUT THAT OVERLOOKS BOTH THE FRONT AND REAR GARDENS PLUS A SUPERB MASTER BEDROOM WITH VAULTED CEILING AND EN-SUITE WET ROOM. EXTERNALLY, THE PROPERTY HAS A GATED ENTRANCE, PRETTY FRONT AND REAR GARDENS AND OFF-ROAD PARKING.

- Family home in a rural setting •
- Open plan ground floor living space comprising of living, dining and lounge area •
 - Woodburning stove on a slate hearth •
- Four bedrooms with vaulted ceilings and a family bathroom •
 - Master bedroom with superb en-suite wetroom •
 - The total plot approaches a fifth of an acre •
 - Gated entrance and ample off-road parking •

Abergavenny 8.1 miles • Monmouth 12.2 miles • Chepstow 18.5 miles
Cardiff 43.5 miles • Bristol 45.2 miles • London 151.3 miles • Cardiff
Airport 49.2 miles • Bristol Airport 49.4 miles • Birmingham Airport
89.0 miles • Abergavenny Train Station 7.5 miles • Chepstow Train
Station 18.7 miles • Bristol Parkway Station 40.1 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

Trefallen is located just 8 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 and fantastic primary and secondary schools. Cross Ash Primary is a rural school with unique, beautiful and extensive school grounds, it is located approximately 5.2 miles from Trefallen.

There are good connections to the main road network with the historic border town of Monmouth being just over 12 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

Trefallen is a delightful barn, converted from an old cow shed into the home it is today approximately 18 years ago. It retains original features to include arrow slit windows, vaulted ceilings to the first floor and exposed A frames.

Step into the entrance hall that has plenty of space to store coats and shoes but also becomes a multi functional space for all the family. It is currently used as a snug but could make a fantastic library or study area perhaps. Two large windows overlook the rear garden. Glazed internal doors open into the fantastic open-plan kitchen, dining and living area.

The kitchen has cream, shaker style units and Corian work surfaces. Integral appliances include a fridge and freezer, dishwasher, oven, electric four ring hob with extractor fan over. A stainless steel Franke one and a half sink and drainer is perfectly placed under an arrowslit window overlooking the front garden. A stable door provides access to the rear garden.

In the dining area there is space for a family sized table and three large windows with deep display sills running the length of the wall allowing for delightful views over the rear garden and light to flood into the space.

The living area has a superb woodburning stove that sits on a slate hearth. Timber French doors open out onto the side garden.





The ground floor also has a utility room located to the right of the entrance hall. It has a range of base and wall units and a wood effect work surface. Set into the work surface is a stainless steel sink, drainer and mixer tap. There is space for a fridge freezer, washing machine and dryer. The work surface lifts up to reveal the Worcester boiler. A w.c can be found through a wooden latch door in the utility room and a door opens out to the garden.

Stairs from the entrance hall lead up to the first floor landing. The ceiling height is impressive and exposed ceiling beams can be admired, a theme continuing throughout the first floor. Windows with deep sills overlook the front garden.

New wooden latch doors were added in approximately 2018 to each of the first floor bedrooms.

The master bedroom has fitted wardrobes and a dual aspect outlook over the front and rear garden. A door opens into a magnificent wet room installed in approximately 2017. The vendors have chosen an industrial theme with rustic floor and wall tiles and a stone coloured vanity unit. Incorporated into the vanity unit is a wash hand basin with waterfall tap. Behind a glass screen is a monsoon shower and hand held shower.

The second bedroom has a window overlooking the garden and glass doors revealing a Juliet balcony. There are distant views of the Bloreng and Sugar Loaf mountains during Autumn when the leaves fall from the trees bordering the property.

The third bedroom has a view of the rear garden and bedroom four is currently used as a playroom. Bedroom four would make an ideal study for those not requiring a fourth bedroom.

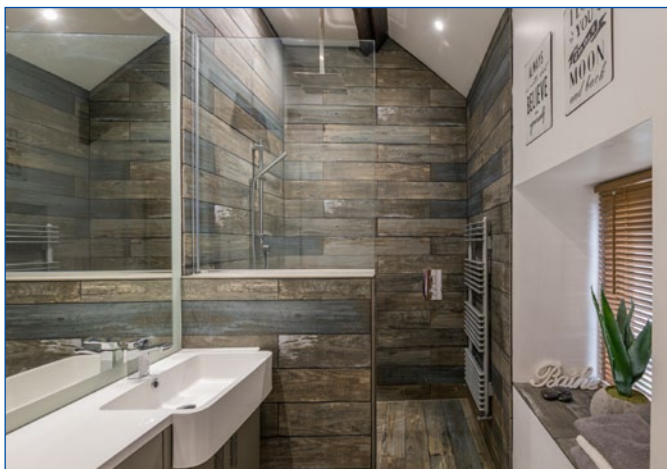
The family bathroom can be found between bedrooms two and four. It has a white four piece suite comprising of a bath, wash hand basin, w.c and bidet. It has part tiled walls and exposed ceiling beams.

OUTSIDE

Trefallen is accessed via a five bar gate that opens onto a gravelled driveway. It leads to a walled front garden with flat lawn, feature sunken pond and raised flower beds. A gate with restricted head height in the wall leads through into the side garden.

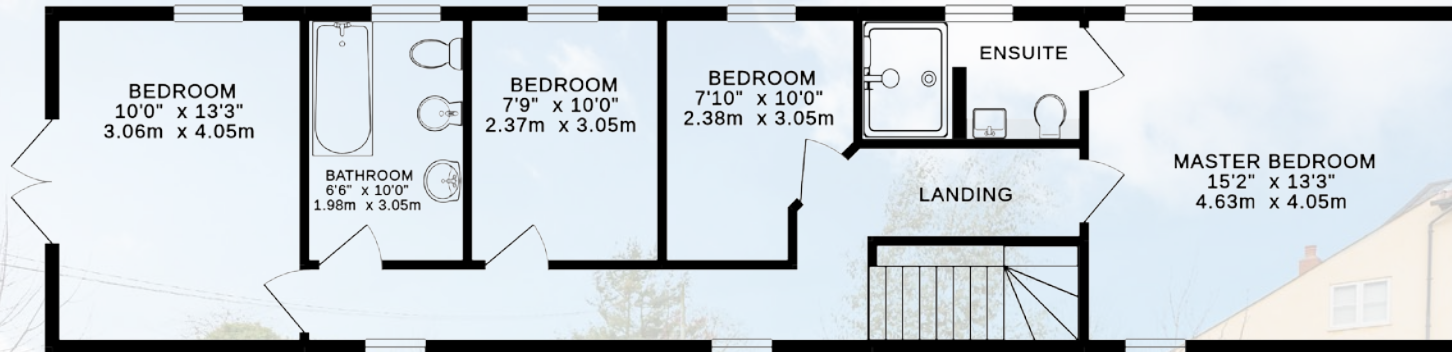
The side garden, hidden behind the wall has been left as a blank canvas for the new owners to be able to put their own stamp on it. It has an aluminium shed, a wood store and the oil tank can be found there. There is plenty of space for additional sheds or storage. A cherry tree and a row of further established trees border the fence providing privacy from the neighbouring farm during spring and summer time. The side garden is open to the rear garden.

The rear garden is mainly laid to lawn with a step up to a patio offering the perfect spot for al fresco dining and entertaining during the summer months.

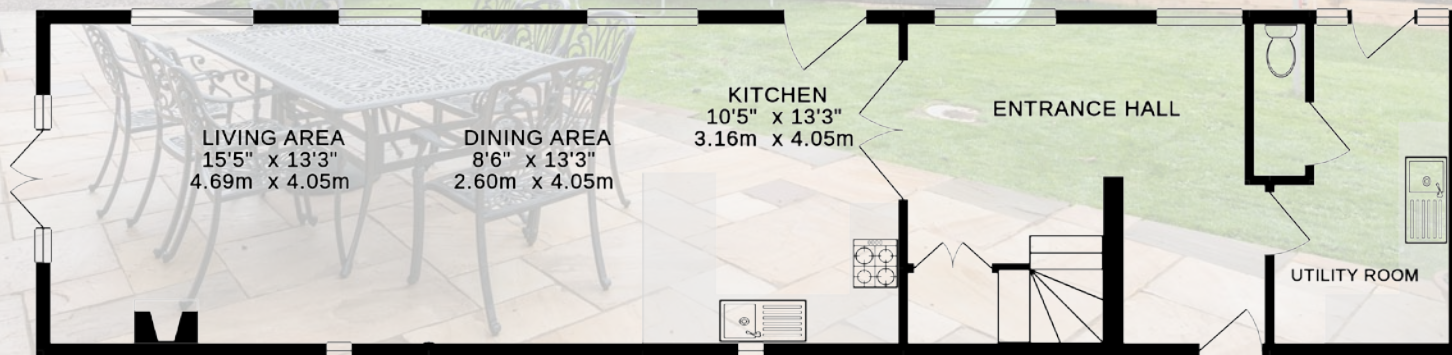


FLOORPLAN

1ST FLOOR
749 sq. ft. (69.5 sq. m.) approx.



GROUND FLOOR
749 sq. ft. (69.5 sq. m.) approx.



TOTAL FLOOR AREA - 1497 sq. ft. (139.1 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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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage shared with the neighbouring property.

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.

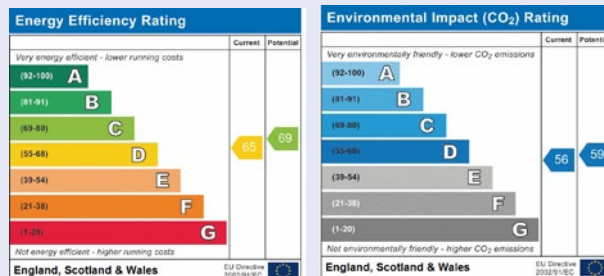
Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth drive through Rockfield and join the B4233 passing through The Hendre and Tal-Y-Coed. Keep going until you reach the crossroads, take the left turning signposted Raglan. At the staggered crossroads turn left then immediately right signposted Raglan, Penrhos and Wernyrheolydd. Continue on this road passing over the bridge until you reach a turning right signposted Raglan. The property can then be found immediately on the right just before the sign for Bulmers Penrhos Farm.

Postcode: NP7 8TN



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