



# WARWICKS INN

TALYCOED | LLANTILIO CROSSENNY | ABERGAVENNY



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TALYCOED | LLANTILIO CROSSENNY | ABERGAVENNY | NP7 8TL

WARWICKS INN IS AN APPEALING HISTORIC TRADITIONAL COUNTRY PUBLIC HOUSE WITH TWO BEDROOM LIVING ACCOMMODATION, OUTBUILDINGS AND Paddock WITH TOURING CARAVAN SITE LICENCE FOR FIVE PITCHES LOCATED IN A PRIME RURAL SETTING BETWEEN THE TOWNS OF ABERGAVENNY AND MONMOUTH. THE PROPERTY OFFERS A WEALTH OF POTENTIAL FOR A RANGE OF POSSIBLE USES (STP).

- Traditional historic country public house in a prime countryside location between Abergavenny & Monmouth •
- Two bedroom living accommodation above the public house •
- Approved planning consent to increase the living accommodation and public dining area •
- Collection of useful outbuildings with potential for a range of uses (subject to planning) •
- Adjacent fully licenced touring caravan paddock providing space for five touring caravan pitches •
  - Roadside access with ample parking •
- Grounds and touring caravan paddock extending to approximately 0.9 acre •
- Valuable site with scope for further commercial development (STP) •
  - Available Freehold with Vacant Possession •

Llantilio Crossenny 1.5 miles • Monmouth 7 miles • Abergavenny 7.8 miles • Raglan 8.5 miles • Hereford 23 miles • Newport 28 miles • Cardiff 40 miles • Bristol 48 miles • London 155 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

Warwicks Inn & Touring Caravan Site is located within tranquil countryside, a short distance between the popular settlements of The Hendre and Llantilio Crossenny and towns of Monmouth and Abergavenny. The property is situated adjacent to Talycoed lane, directly north of the B4233 Monmouth to Abergavenny Road in the heart of central Monmouthshire countryside. Warwicks Inn enjoys a relaxing setting, with the adjacent pasture field (and deciduous woodland beyond) bordering the property to the west and views to the south.

The adjacent countryside offers an abundance of outdoor activities with Offa's Dyke Path only a short distance to the west of Warwicks Inn at Llantilio Crossenny. From the property there is easy access to the Brecon Beacons National Park past Abergavenny to the west and access to the Wye Valley Area of Outstanding National Beauty via Monmouth to the east.

Monmouth is just 7 miles away, which boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

Abergavenny, just 7.8 miles away, is a thriving historic town and is host to the Annual Food Festival with a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools, Nevill Hall Hospital and many high street and boutique shops.





## THE PROPERTY

Warwicks Inn comprises a traditional country public house with living accommodation, useful outbuildings offering a range of uses (subject to obtaining the necessary planning consents) and Touring Caravan Paddock contained within a generous plot with ample parking to the side and rear of the public house.

The principal accommodation, understood to be dating from the 17th century, comprises a country bar, open fireplace, dining area, catering kitchen and Ladies Toilets ( the Gentlemens Toilets are located in an outbuilding adjacent to the property).

The first floor features the private living accommodation set over two floors comprising a sitting room and double bedroom on the first floor with second double bedroom and bathroom featuring bath with overhead shower, wc and washbasin on the second floor.

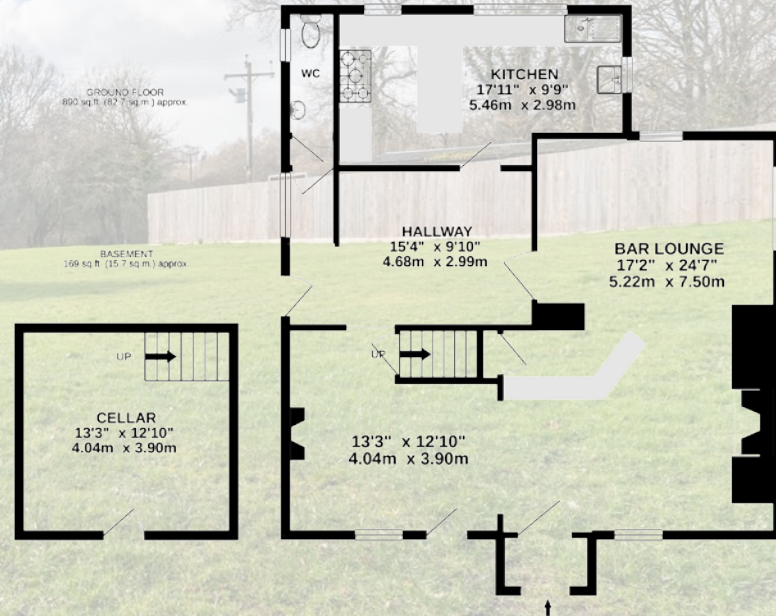
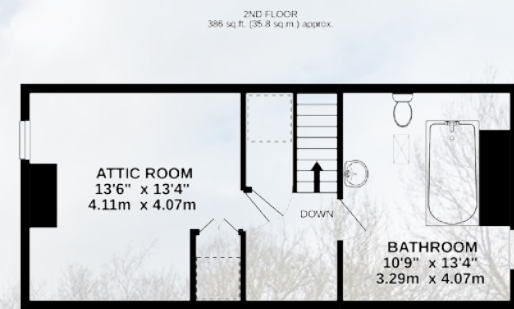
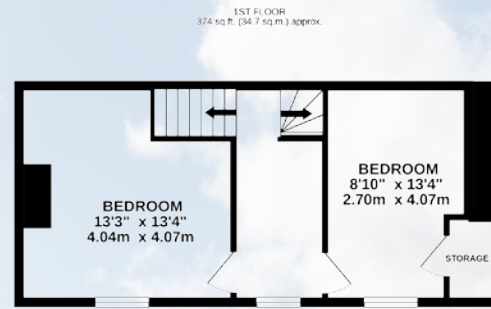
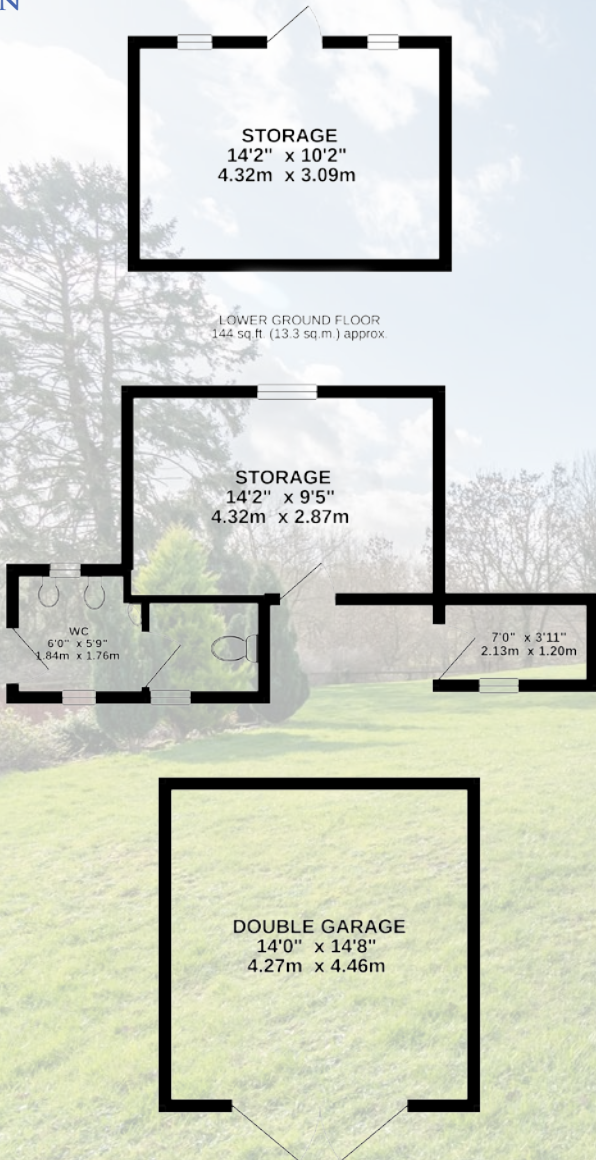
Planning consent was granted under Planning Application Reference Numbers DC/2007/00335 dated 10th July 2007 & DC/2010/00092 dated 26th April 2010 for the improvement of the parking area and erection of a single storey extension to the side of the property to house a public dining room and a first floor extension to the rear of the existing building for additional living space. The planning has now been implemented as a result of works undertaken to the parking area.

## OUTSIDE

Access to the property is direct from the B4233. The parking area is located to the eastern side and north-east of the main building providing ample guest parking. Directly to the front of the main building is an outside terrace and beer garden flanked on either side by two traditional stone outbuildings currently used as a garage and storage, offering potential for a range of uses. The Gentlemens Toilets, attached storage buildings and decking area are located to western side of the main building.

Adjacent to the rear parking area and directly west is the Touring Caravan Paddock with approved licence from The Caravan & Motorhome Club permitting up to five touring caravans on site at any one time. The property as outlined in red on the sale plan extends in total to approximately 0.9 acre.

# FLOORPLAN



**TOTAL FLOOR AREA** 1819 sq ft (169.0 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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**TOTAL FLOOR AREA** 567 sq ft (52.7 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, kerosene oil fired boiler for central heating, and septic tank 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.

**Non-Domestic Business Rates:** Warwicks Inn is currently rated at a Rateable Value of £5,600/annum.

**Council Tax Band:** C

**Local Authority:** Monmouthshire County Council. Telephone 01633 644880

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 6.5 miles. The property will be on your right.

From Abergavenny take the B4233 in an easterly direction for approximately 7.8 miles. The property will be on your left.

**Postcode:** NP7 8TL



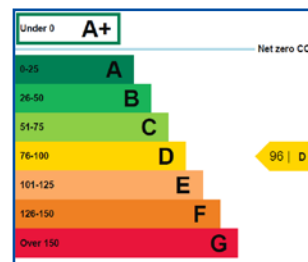
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## ENERGY PERFORMANCE CERTIFICATE



## IMPORTANT NOTICE

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