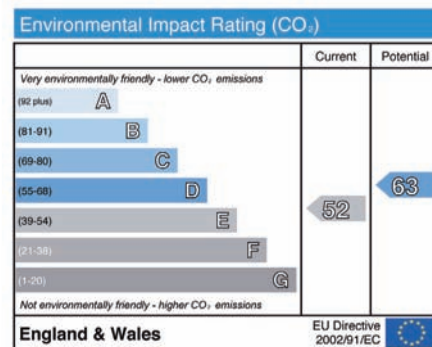
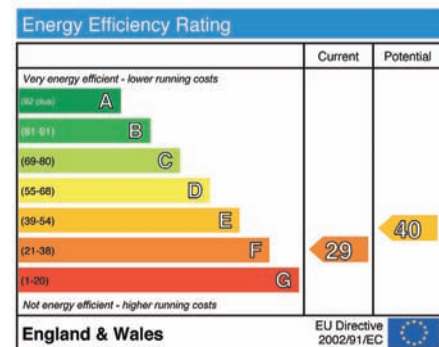


Yew Tree Cottage

Llanvihangel Crucorney, Abergavenny, Monmouthshire, NP7 8DH

Floor Plans



Joint Agent:



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Yew Tree Cottage

Llanvihangel Crucorney
Abergavenny, Monmouthshire

Attractive character cottage situated on the outskirts of this historic village with views over stunning countryside

Guide Price - £360,000



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Yew Tree Cottage

Llanvihangel Crucorney, Abergavenny, Monmouthshire, NP7 8DH

Attractive detached stone cottage located on the outskirts of the historic Monmouthshire village of Llanvihangel Crucorney.

Abergavenny – 4.5 miles

Hereford – 19 miles

Cardiff – 35 miles

- spacious character accommodation
- four bedrooms with ensuite to master bedroom
- three reception rooms & study
- terrace gardens
- stunning views to front aspect over open countryside
- private driveway & off-road parking

Location & Situation

Yew Tree Cottage is located on the outskirts of the popular border village of Llanvihangel Crucorney which lies north of the cultural market town of Abergavenny and is surrounded with stunning countryside. Llanvihangel Crucorney benefits from a shop, primary school and public house, The Skirrid Mountain Inn, which is reputedly to be the oldest Inn in Wales. The spectacular Llanthony Valley & Priory and stunning Black Mountains are only a short distance away.

The A465 between Abergavenny and Hereford passes the village and provides excellent road connections to the M4 & South Wales via the A4042 or the West Midlands via Hereford or the M50 at Ross on Wye.

Description

An attractive and charming stone under slate cottage which has been previously extended to offer spacious and impressive accommodation. The cottage enjoys an elevated position with views over open countryside to the front aspect and gardens to either side of property.

The gardens lie either side of the cottage with terraced patio gardens leading to the level car parking area and private driveway. A small lawn is situated on the lower level with stone retaining walls surrounding the patio area.

To the rear of the property are sloping banks with mature trees. A flagstone path, with steps to the lane, leads around the front of the property to a large gravel side garden with shrub borders and bluebell wood area. There is potential to create another driveway/garaging here (STP).



Accommodation (see floor plans on rear cover)

The accommodation is laid out over two floors and connected via an impressive galleried landing and staircase. The ground floor accommodation briefly comprises;

Galleried Reception Room (5.16m x 3.96m) with vaulted ceiling and timber staircase to first floor. An ancient well is an attractive feature;

Cloak Room with WC and pedestal wash hand basin;

Sitting Room (6.40m x 4.27m) triple aspect room with windows to front views & doors to rear garden. Attractive fireplace with wood burning stove;

Study (3.28m x 1.24m) compact yet important office room with window to rear aspect;

Kitchen & Breakfast Room (5.44m x 3.07m) fitted with traditional cottage style range of base and wall units and superb views over countryside. Quarry tiled floor and beamed ceiling with door to garden. Gas hob & built in oven, stainless steel sink/drainer, space for fridge / freezer and tumble drier and plumbing for washing machine;

Dining Room (5.18m x 3.05m) elevated room with wooden balustrade alongside steps leading to a very cosy dining / snug room. French doors to rear.

First floor accommodation from spilt-level landing briefly comprises;

Master Bedroom (6.4m x 4.01m max) with Ensuite;

Bedroom 2 (3.89m x 3.15m) window to side gardens;

Bedroom 3 spacious L-shaped double aspect room;

Bedroom 4 (2.59m x 2.13m) single bedroom / study;

Bathroom with WC, wash hand basin, impressive tiled shower cubicle, tiled panelled bath and storage cupboard.



Services

The property benefits from mains water, electricity and is connected to mains drainage. A BT line is connected. Central heating is fuelled by LPG Gas. The gas tank is located to the rear of the cottage.

Fixtures & fittings

Those fixtures and fittings not mentioned in these sale particulars are not included in the sale but may be available by separate negotiation.

Tenure

Freehold.



Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

The property is Band G for Council Tax purposes.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether they are specifically referred to in these particulars or not.

Viewings

Strictly by appointment with Powells – 01600 714140 or joint selling agents, Parys Property – 01873 858990.

Directions

From Abergavenny take the A465 to Hereford. After approximately 4.5 miles you enter the 50mph speed limit bypassing the village of Llanvihangel Crucorney, ignore left turn to the village (also signposted Llanthony Priory & Skirrid Inn) continue on A465 until the 50mph limit converts to the 40mph limit then take the next left turning (adjacent to the Rising Sun Public House). Yew Tree Cottage is the first property along this lane on the left hand side.



Telephone: 01600 714140