



OAK TREE LODGE

LLANTILIO CROSSENNY | ABERGAVENNY | MONMOUTHSHIRE





OAK TREE LODGE

LLANTILIO CROSSENNY | ABERGAVENNY
MONMOUTHSHIRE | NP7 8TG

OAK TREE LODGE IS SITUATED IN THE DESIRABLE VILLAGE OF LLANTILIO CROSSENNY, BETWEEN ABERGAVENNY AND MONMOUTH. SPACIOUS AND BEAUTIFULLY PRESENTED, WITH PLENTY OF CHARACTER, THE BARN CONVERSION CERTAINLY OFFERS AN ATTRACTIVE COUNTRY RESIDENCE.

Oak Tree Lodge offers the opportunity to acquire a beautiful detached red brick barn, converted only three years ago. This superb property is located in a quiet rural position, on the outskirts of the sought after village of Llantilio Crossenny, yet offers good accessibility to nearby Abergavenny and Monmouth

Superb village location close to Abergavenny and Monmouth • Good Accessibility to South Wales / West Midlands / South West • Spacious and beautifully presented red brick barn conversion • Elevated position with stunning views over the surrounding countryside • Large country style kitchen with space for dining table • Split level living and dining room enjoying views to front aspect • Five double bedrooms with en suite facilities • Useful utility room • Rear Porch • Ground floor WC • Fenced front garden area accessed via French doors from Living Room and Kitchen • Private gated parking area for a number of vehicles • Modern built agricultural building suitable for a variety of uses (STPP) • Three stables, loose box and tack room facilities • Fencing and footings for an outdoor equestrian arena • Wealth of recreational & leisure opportunities within Monmouthshire and wider region

In all approximately 1.2 acres | EPC Rating: B

Oak Tree Lodge Residence: Open plan Kitchen Diner • Hallway with access to: Ground Floor WC • Utility Room • Rear Porch • Space for steps to Mezzanine Living Room • Dining Room • Stairs to First Floor • Two Double Bedrooms with En Suite Facilities • Stairs to Lower Ground Floor • Three Double Bedrooms with En Suite Facilities

Llantilio Crossenny 1.5 miles • Monmouth 4.5 miles
Abergavenny 9 miles • Newport 27 miles • Cardiff 40 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

Oak Tree Lodge enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff via the M4/M5.

Situated along a country lane the property is accessed from a private gated gravelled driveway with parking for a number of vehicles.

There are excellent connections to the main road network with the historic border town of Monmouth being only nine miles away. The town 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.

The market town of Abergavenny is also located only nine miles away, benefiting from a mainline rail link to London.

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 and Brecon Beacons National Park located to the north of Abergavenny. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.





THE PROPERTY

Oak Tree Lodge offers the opportunity to acquire a characterful detached barn conversion, in a superb position within the village of Llantilio Crossenny, Monmouthshire.

The property is entered via a private gated entrance off the lane and has ample parking for a number of vehicles. Access to the barn is via a set of French Doors to the Kitchen, with full height ceiling and exposed character beams. The kitchen is fitted with a range of wall and base units in a country style and benefits from a double Belfast sink, built in dishwasher, space for double fridge/freezer and space for rangemaster. There is a useful island providing extra work top space and built in storage. The kitchen is spacious and bright, with ample room for a family dining table along with a small snug corner.

From the kitchen there is a door through to the internal hallway, with ornate feature floor tiles. The hallway gives access to a useful utility room, with plumbing for washing machine and tumble dryer, and ground floor WC. To the rear a doorway leads to a back porch, providing storage for boots and coats. Above the hallway is a mezzanine floor, ideal for an office or playroom, there is a space left to allow for steps to be installed to this level.

The living room is entered from the hallway and is a beautiful room with plentiful character. Oak flooring is laid throughout and French doors open out to the front lawn, enjoying views over the surrounding countryside. Character beams feature alongside a full height ceiling and a wood burning stove tucked to one corner.

Steps leading up from the Living Room lead to a Dining Room with glazed balustrade, creating an open plan living space with the ground floor. The Dining Room benefits from a feature stained glass window depicting an oak tree. A well lit corridor from the Dining Room gives access to two of the five Bedrooms, both with En Suite facilities. These two bedrooms both enjoy beautiful views and sit very well as a guest area or as part of the main property.

Steps leading down from the Living Room take you to the lower ground floor, with access to the three further double Bedrooms, each again with En Suite facilities. Bedroom Three and Four have useful built in wardrobe space and Bedroom five benefits from an external door leading to the side garden. The property has a well presented and luxurious feel throughout and is ideally configured to create a perfect family home.

Oak Tree Lodge, Llantilio Crossenny, Abergavenny

Approximate Gross Internal Area

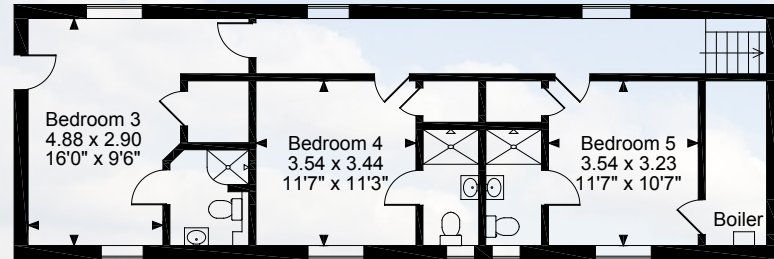
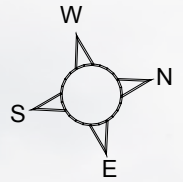
Main House = 2446 Sq Ft/227 Sq M

Stables & Store/Tack Room = 633 Sq Ft/59 Sq M

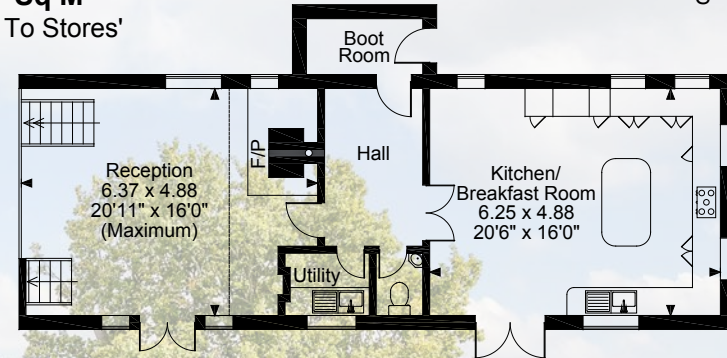
Barn Storage = 2055 Sq Ft/191 Sq M

Total = 5134 Sq Ft/477 Sq M

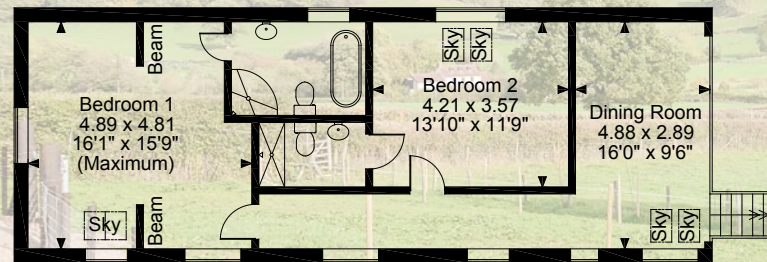
Quoted Area Excludes 'Lean To Stores'



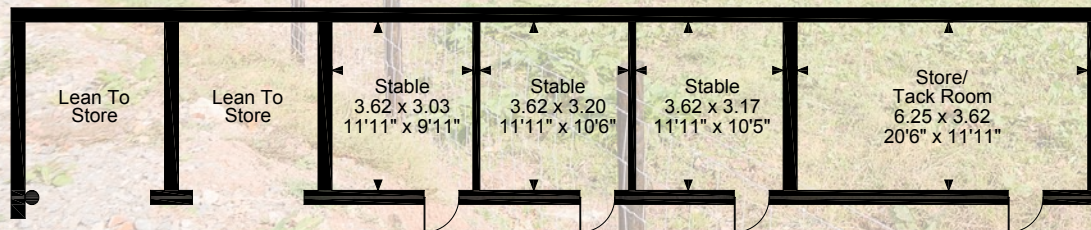
Lower Ground Floor



Ground Floor



Upper Level (First Floor)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8313217/TFE



GARDENS & OUTBUILDING

To the side of Oak Tree Lodge is a large parking area, partially concreted, providing storage for a number of vehicles. The front garden area is smartly fenced and entered via a pedestrian gateway, this area enjoys beautiful views over the surrounding countryside. To the front of the property is a paddock area, which would benefit from some further landscaping, ideal for extending the gardens or to create grazing.

Following to the right of the property there is a large steel frame modern built agricultural barn, which is currently utilised for storage, however could be ideal for a variety of uses (STPP). The barn is situated next to a fenced area, with part footings complete for an equestrian arena.

To the rear of the property is a stabling complex, comprising of three stables, a loosebox and secure tack room. All of the outbuildings benefit from electric and water connections.

Overall Oak Tree Lodge is situated in a plot totalling approximately 1.2 acres.



KEY INFORMATION

Services: Mains electricity. Private water and drainage. LPG gas central heating, Underfloor heating to the ground floor.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the reminder are excluded from the sale, however may be available by separate negotiation.

Council Tax Band: County Council Band 'B'

Local Authority: Monmouthshire County Council.
Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth take the B4233 towards Rockfield. Continue along this road through The Hendre and Tal y Coed until you pass a sign post for 'Park Cottages' on your left hand side. Take the next lane on the right signposted towards Cross Ash/ Bynderi. The property will be found on your left hand side on the way up the hill. Postcode: NP7 8TG

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

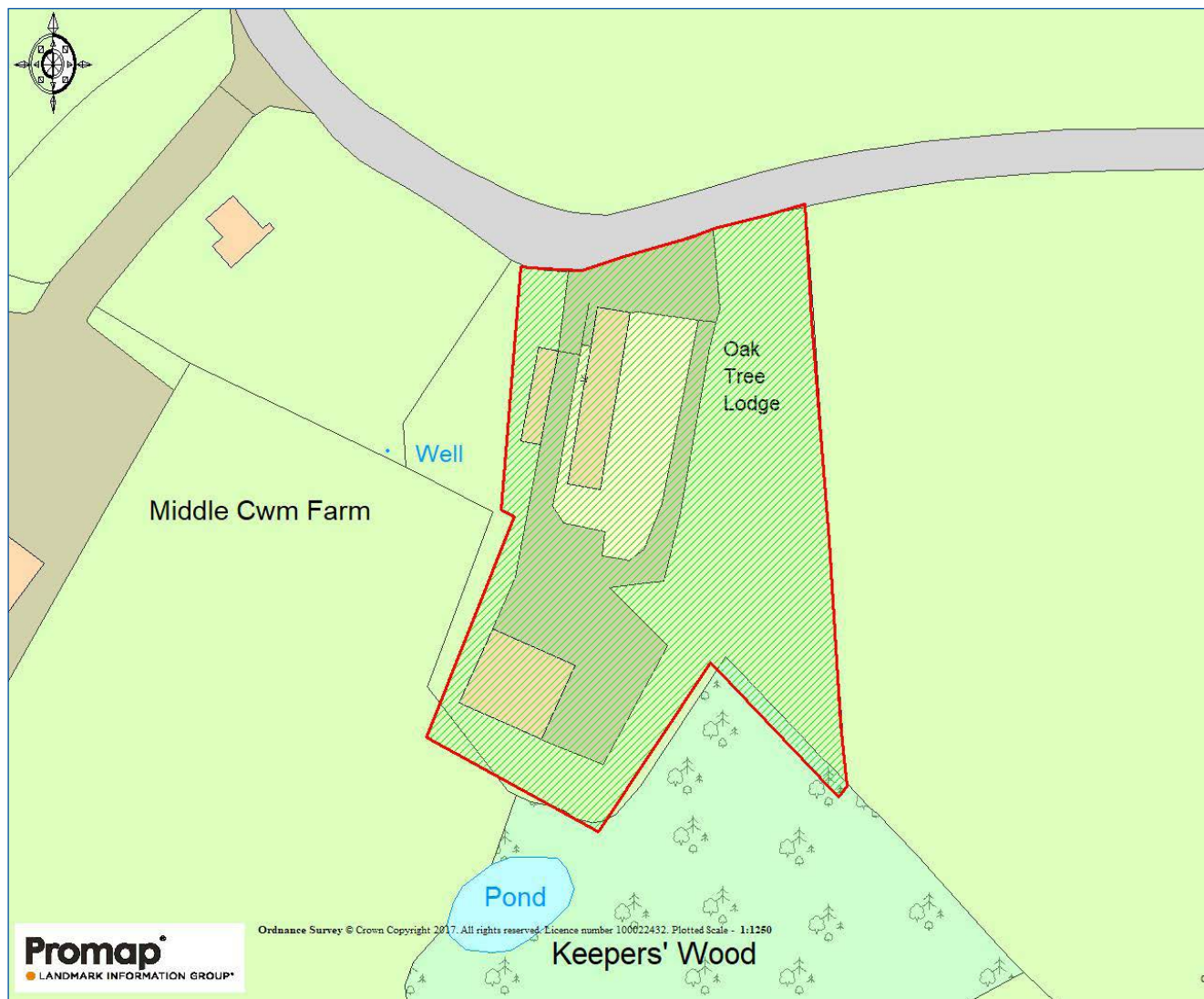
Monmouth

NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk



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		
(1-35) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared September 2017.