



Cap House
Llangua | Abergavenny | Monmouthshire | NP7 8HD

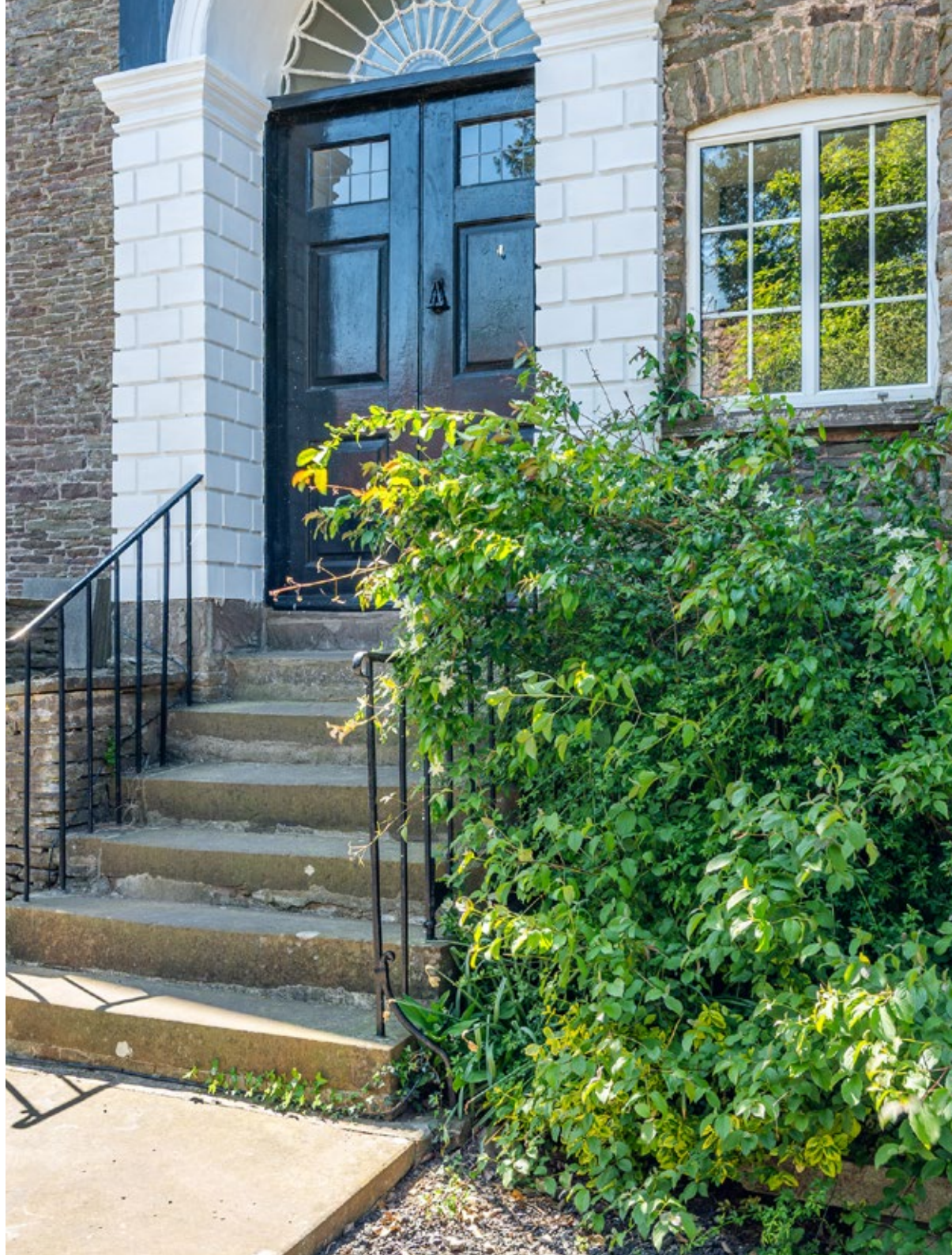
SELLER INSIGHT

“ We have found Cap House to be the perfect family home, the amount of space is accentuated by the high ceilings and large windows, and the multiple living rooms for different generational needs has been a joy. It's perfect for entertaining friends and family, and being able to have them to stay. The house on a sunny day has the most beautiful light flooding into most rooms, I love an early morning coffee watching the sun rise from the front-room bay windows. It was key when we were looking for a property to find space for our son to play football - well that has been the case here, and yet the garden is still very manageable despite its size. It produces the most delicious fruit each year from the orchard, established fruit bushes and an asparagus bed (if you like your food you will know what a treasure that is).

There are wonderful local walks along the river just across the road, and of course one can access all the best of the Brecon Beacons National Park, a very short drive away. The local village of Ewias Harold also has nearly everything you could ever need.

All the merits of this house, also makes Peak Cottage run as a very successful business, people have left glowing reports, enjoying the cottage and its location.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



KEY FEATURES

- Substantial period house with much character
- Spacious and light rooms with high ceilings
- 3 reception rooms, 2 with bay windows
- 7 bedrooms with 2 bathrooms served by 2 staircases
- Cellar and workshop on the lower ground floor
- Separate detached 2 bedroom cottage
- Beautiful, mature level gardens of just over an acre
- Garages, stone barn, outbuildings and ample parking
- Excellent access to A roads



GROUND FLOOR

The welcoming entrance hall provides access to the principal living rooms and the main staircases rises from the hall to the first floor. Either side of the entrance hall are two bay fronted reception rooms located either side of the hallway. The sitting room has a period fireplace, the library/study fitted cupboards, both rooms are filled with light and benefit from high ceilings. Beyond the entrance hall is an inner hall connecting the front and rear of this substantial house and providing access to the utility room and conservatory. The dining room is positioned next to the kitchen/breakfast room and boasts an impressive and ornate wooden fireplace with copper fire surround. The kitchen/breakfast room is fitted with a range of cupboards with worksurfaces over, a feature of the room is an alcove, ideal for a range cooker with a stone lintel over. There is ample space for a family breakfast table and a walk in pantry provides ample storage space for food, crockery and kitchen equipment. The ground floor accommodation is completed by a cloakroom, on the lower ground floor is a cellar and useful workshop. Throughout the house are period features which enhance the character of this interesting home.









FIRST FLOOR

The first floor is served by the primary staircase rising from the entrance hall and a secondary staircase from the kitchen. To the first floor are 7 generously sized and light bedrooms and 2 bathrooms.







OUTSIDE

Cap House is approached from the road via a gated driveway leading to the side and rear of the house and continues to Peak Cottage, there is ample parking. To the right hand side of the driveway is the useful stone barn with potential, subject to any necessary planning consents. The house and cottage sit in just over an acre of mature gardens with expansive lawns, mature plants and hedges, specimen trees and vegetable garden. A stone patio, ideal for enjoying outdoor entertaining is accessed from the conservatory. The beautiful and generous gardens complement the house perfectly.

Parking and Access: Garage and driveway with ample space for several vehicles. Electric vehicle charging point.







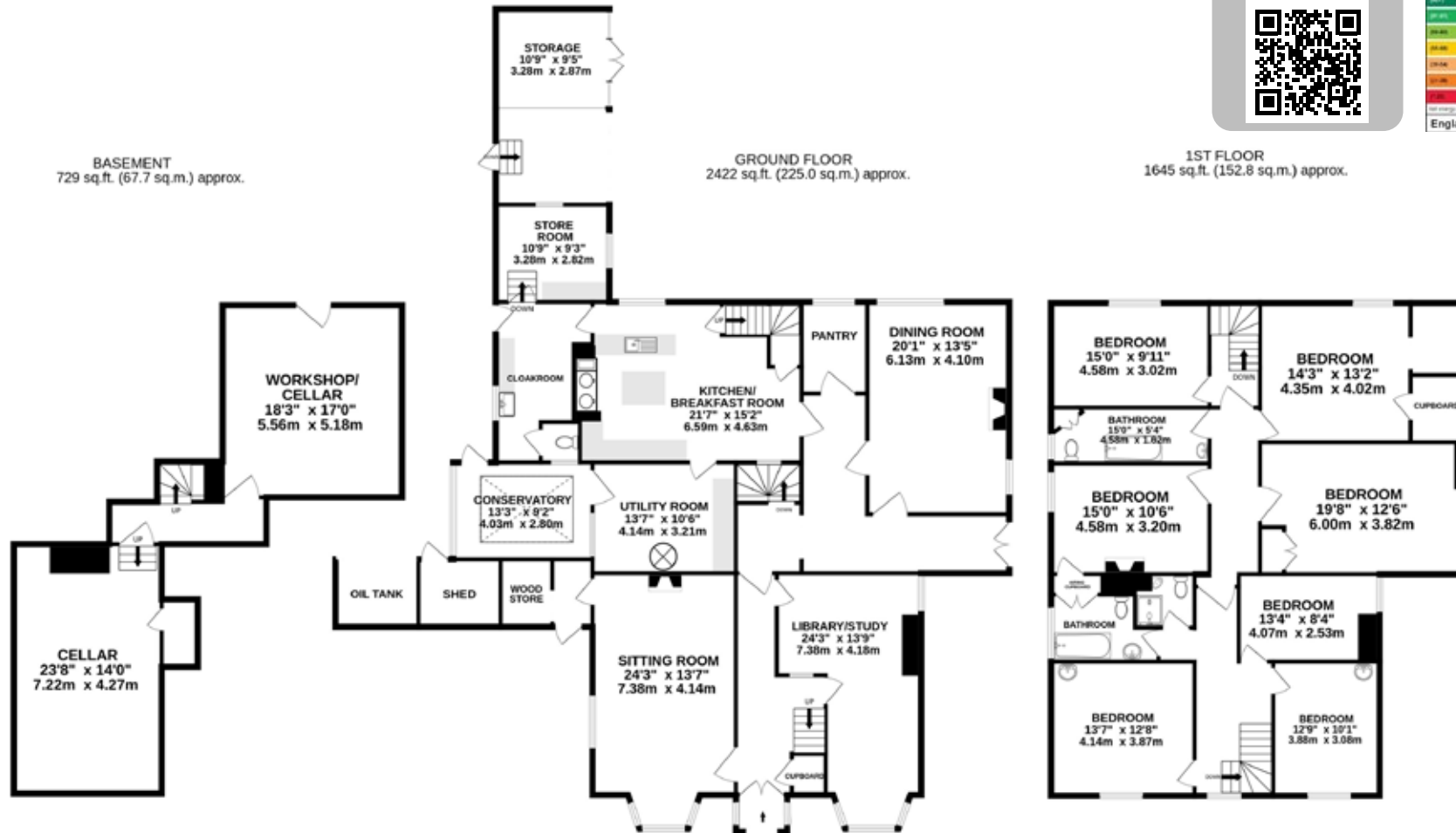
Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A (Most energy efficient)		
B		
C		
D		
E		
F		
G (Least energy efficient)		

Current rating: G
Potential rating: B1

England & Wales

1ST FLOOR
1645 sq.ft. (152.8 sq.m.) approx.



FINE & COUNTRY

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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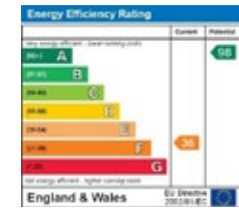
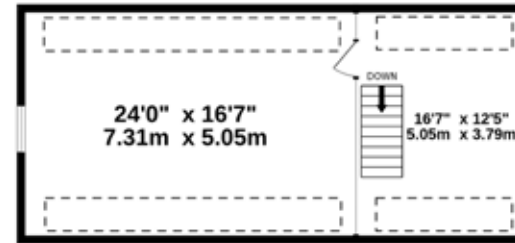
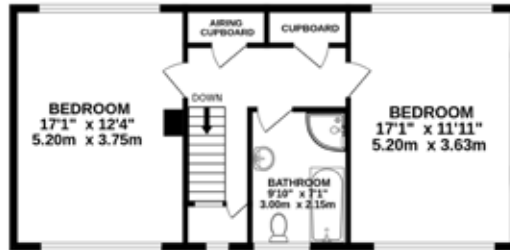
SEPARATE COTTAGE

The separate cottage, Peak Cottage, offers an opportunity to earn ancillary income or as a dwelling for extended family. With two reception rooms, fitted kitchen, two bedrooms, bathroom and its own garden, the cottage is self contained and does not encroach on the privacy of Cap House.

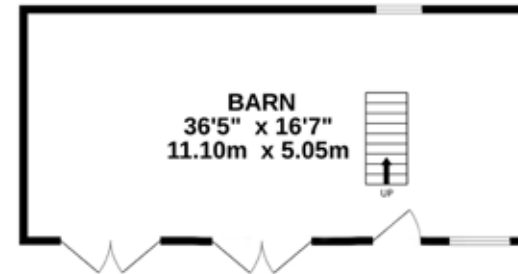
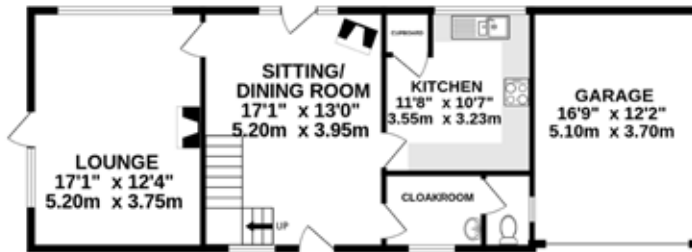








GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



CAP HOUSE OUTBUILDINGS

TOTAL FLOOR AREA : 2624 sq.ft. (243.8 sq.m.) approx.



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INFORMATION



Asking Price: £925,000

Local Authority: Monmouthshire County Council

Council Tax Band:

Cap House - H.

Peak Cottage - F.

Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating:

Cap House - E.

Peak Cottage - F.

To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: Both properties are connected to mains electricity and mains water. Oil fired central heating. Septic tank drainage. Spring water supply for garden use. Solar panels.

Broadband: Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone are all likely indoors and outdoors. Please make your own enquiries via Ofcom.

Title: The properties are registered under Title Number WA347681 and WA347682 – copies of which are available from Fine & Country.

Agent's Notes:

Septic tank is located outside the boundary of the property and is shared with one other property.

The cellar has flooded previously from groundwater, the house does not flood.

Lapsed Planning permission for the construction of an access point in the garden wall on the South East boundary and construction of a garage in the garden. Please visit www.monmouthshire.gov.uk - reference number DM/2019/01128 for further information.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



LOCAL AREA

The property is located between Abergavenny and Hereford, approximately 5 miles to Pandly, 2 miles from Ewyas Harold and 5.5 miles to Cross Ash, in the tiny hamlet of Llangua, once a stop on the old coaching road from Abergavenny to Hereford. The popular village of Ewyas Harold offers a range of amenities including post office, butchers, doctors, dentist, fish and chip shop, petrol station, veterinary surgery, churches, public houses and primary school. The property is convenient to major road and rail links including the A465 link road to Abergavenny, Hereford leading to the M4/M5 motorway networks. There are railway stations in Abergavenny and Hereford.

DIRECTIONS

From Abergavenny take the A465 towards Hereford for approximately 11 miles. After entering the village of Llangua, turn right onto Grosmont Road, Cap House can be found on the right hand side.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



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