



The Coach House  
Llwyn Du | Abergavenny | Monmouthshire | NP7 7HG



# KEY FEATURES

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- Spacious detached coach house with original features
- Generous accommodation throughout with 5 bedrooms
- Guest suite accessed via private spiral staircase
- Located less than 1 mile from Abergavenny
- Gardens of circa 0.88 acres
- Ample parking and garage
- Two offices and store room separate from the main building



# SELLER INSIGHT

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“ The Coach House has been a fantastic family house with plenty of room for family and friends to gather and have fun and celebrations. The manicured lawn has been used for family weddings and many summer dances over the years. The house is set in a fantastic position and is within walking distance to the town, the rear courtyard gives access directly on to the bridle path up the Sugar Loaf mountain and the Beacons. Now the family have all grown up and moved on, it is time for another family to enjoy it as much as we have done.

\* 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.



# GROUND FLOOR

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Enter through the porch leading to the delightful entrance hall with seating area, a door to the left leads to the sitting room and reception room and another to a W.C. The main staircase rises from the entrance hall to the first floor landing. The sitting room offers a cosy space to relax and unwind with a feature oil fired Esse, continue through to the light and airy reception room with large windows overlooking the grounds. From the entrance hall a door leads through to the dining room with ample space for a large table it's the perfect space for entertaining. From here a steps lead up to the spacious kitchen / breakfast room with door to the utility/boot room. The traditional kitchen features a red aga as its focal point, quarry tiles and three sash windows overlooking the gardens and a door to outside. The main living room is flooded with light with windows and doors to the front and rear, a wood burning stove and spiral staircase to the guest bedroom add character. This room and the bedroom above could, potentially, be a separate annexe or guest suite.













# GUEST SUITE

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A spiral staircase from the sitting room leads up to the guest bedroom with en-suite. The guest bedroom is a generous size and has two Velux windows affording plenty of light into the room.





# FIRST FLOOR

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Accessed from the main staircase are the other four bedrooms. Three double bedrooms and one single, all with built in wardrobes and hand basins. Accessed from the landing is a generous bathroom with a seven foot roll-top bath, this bathroom could potentially be used as an en-suite or as a main bathroom for the other bedrooms. There is also a separate shower room accessed from the landing.





# OUTSIDE

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Accessed via a long private driveway, with shared access to Llwyn du Court and the Coach House only, the driveway leads to turning circle and plenty of parking. The beautiful, private gardens of circa 0.88 acres have been carefully tended over the years and lie predominately to the rear and side of the house. Mainly laid to lawn with planted flower beds, shrubs and trees. A fabulous terrace adjoins the house, perfect for outdoor dining and entertaining. Adjoining the driveway and to the corner of the garden is a large garage with electricity and parking for several cars.



# SERVICED OFFICES

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Part of the old stables have been converted to offices with ample space for storage too. The original Victorian Stables have been carefully preserved with the wrought iron stalls and cobbled floors still evident. The offices have a separate heating from the main Coach House. This area could, subject to any necessary planning consents, be used for further residential accommodation or hobby/workshop in addition to the offices.







## LOCAL AREA

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Llwyn Du is a small, sought after hamlet lying on the lower slopes of the Sugar Loaf Mountain on the outskirts of Abergavenny town, within a mile of the town centre. Abergavenny offers a wide range of amenities including both independent and chain shops, super markets, a cinema and theatre, doctors and dentist surgeries, banks and building societies, well renowned public houses and restaurants, the remains of an old Castle, walks along the banks of the River Usk or the Brecon and Monmouth Canal and good access to road and rail links. On the edge of the town is access to the A40/A449 and A465 which in turn link to the M4/M5 and M50 motorway network and the cities of Cardiff, Hereford and Bristol. A main line railway station is located on the southern edge of Abergavenny with trains to London Paddington (change at Newport for the connection).

**Directions:** From Abergavenny town centre, continue to the bottom of Frogmore Street keeping the Monument on the left hand side and Tesco on the right. Turn left onto the A40, continue along for approximately 0.2 miles and take the righthand turning onto Chapel Road (just after Station Road Drs Surgery on the right hand side). Continue to the end of Chapel Road and bear right into Pentre Road at the T junction. After a short distance take the left hand turning at the fork in the road, the driveway to the property will be found a short distance along this lane on the right hand side.





# INFORMATION

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**Asking Price:** £1,250,000

**Local Authority:** Monmouthshire County Council

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

**EPC Rating:** E

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Oil fired central heating. Separate heating in the office / store room.

**Broadband:** Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

**Mobile:** EE, Three, O2 and Vodafone (outdoor only). Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

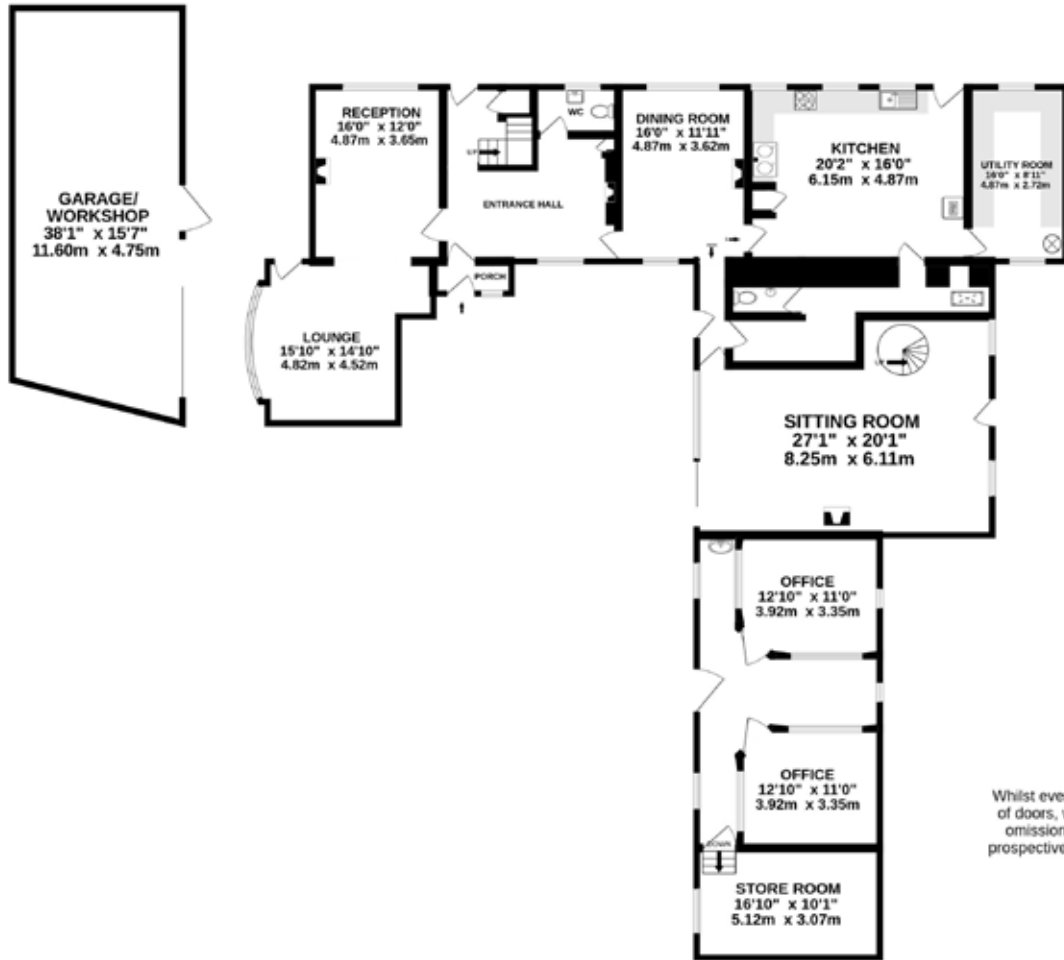
**Covenants:** Title Number - CYM192614. Fine & Country are not aware of any onerous covenants relating to the title number.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

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**GROUND FLOOR**  
3171 sq.ft. (294.6 sq.m.) approx.

**1ST FLOOR**  
1370 sq.ft. (127.3 sq.m.) approx.



THE COACH HOUSE, LLWYN DU, ABERGAVENNY, NP7 9UD

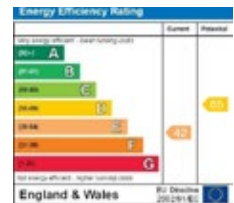
TOTAL FLOOR AREA : 4540 sq.ft. (421.8 sq.m.) approx.

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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Scan to view video of the house



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

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# 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

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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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