



Cherry Orchard
Cherry Orchard Lane | Llanwenarth | Abergavenny | Monmouthshire | NP7 7EP



KEY FEATURES

- Georgian elevations with the original part of the house dating from the 17th Century
- Much character with many period features throughout
- Generous accommodation over 3 floors plus cellar
- Semi rural location with excellent road and rail links
- Set in circa an acre with a south facing garden to the front
- Beautiful views across the Usk Valley
- Offered with no onward chain
- EPC Rating - G



OVERVIEW

A fine example of a substantial family home with origins in the 17th century and extended in Georgian times. Rarely do houses with Georgian proportions and features become available in the Abergavenny area, especially situated in such a pretty setting within the hamlet of Llanwenarth with its historic Church and splendid views. This much loved property, a family home for over 50 years, provides a great opportunity for the new owners to utilise the extensive accommodation to create their own wonderful space for the next generation - incorporating both the magnificent, high ceilinged principal living rooms to the front of the house and the formal dining room and spacious kitchen/utility area to the rear.





GROUND FLOOR

The ground floor accommodation comprises a welcoming entrance hall with archway through to the central hallway, leading on one side to the sitting room featuring an open fireplace and enjoying a dual aspect to the front and side. On the opposite side of the entrance hall is the bright and sunny morning room with a window seat looking out onto the front garden and with views towards the surrounding countryside. From the morning room is a door to the large separate dining room which has a feature bay window to the side. In addition, leading from the rear hallway and located in the original part of the house is a kitchen/breakfast room with larder, a cloakroom, plus a doorway down to the cellar. Connected to the kitchen at the rear is a separate utility room, attached to which is a workshop with W.C. and store room. An impressive staircase rises from the hallway and sweeps up following the curvature of the wall, typical of the Georgian era, to the impressive and light landing with picture window and original cornice.





FIRST FLOOR

The staircase rises from the entrance hall and leads to a split level landing with an interesting curved door, at half level, the stairs continue to the main landing. Through the curved door, above the original part of the house, are two large double bedrooms together with a spacious family bathroom and a shower room. Off the landing at this level are sliding doors opening up to a staircase leading to two large attic rooms. The main landing is more typical in style of a Georgian property with a window at the top of the stairs affording views across the front garden towards the countryside beyond. The landing provides access to 3 bedrooms, two to the front with a southerly aspect overlooking the garden and one to the side.









OUTSIDE

Cherry Orchard is approached off a country lane through a metal gate opening into an extensive parking area set back behind the stone boundary wall, with ample parking and access to an open fronted car port, the perfect location to position a charging point for electric vehicles. The gardens and grounds amount to circa an acre and are located to the front and rear of the house. To the front are the more formal gardens with a raised terrace and lawned garden both with a southern aspect, perfect for enjoying the beautiful views. To the rear of the house is a second, less formal, mature garden and orchard with specimen trees including silver birch, larch, eucalyptus and apple. The gardens have been lovingly created and tended over many years, with vibrant colours coming into the fore during the spring and early summer months. The front and side gardens adjoin open fields with uninterrupted views.











LOCAL AREA

The property is located to the west of Abergavenny in the small hamlet of Llanwenarth. Around 4 miles further west is the popular town of Crickhowell, voted 'UK Best High Street 2018'. Crickhowell is a thriving community with individual shops and a range of amenities including library, doctors' surgery, dentist, schools, restaurants, public houses and a well-regarded secondary school. The market town of Abergavenny, approximately 2.8 miles from the property, offers a wider range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library and a general hospital. Abergavenny has a leisure centre with swimming pool and there is also a cinema and theatre. The area around Abergavenny and Crickhowell is well known for its many high quality restaurants. Abergavenny has a mainline railway station and good road links for commuting. The property is situated within easy reach of the commercial centres of south Wales via the recently improved Heads of the Valley road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Directions: From Abergavenny, follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and continue past Nevill Hall Hospital. Take the second left turn opposite Pentre Lane. Continue past Llanwenarth Village Hall and the property can be found after a short distance on the right-hand side.



INFORMATION

Asking Price: Offers in Excess of £900,000

Services: Mains electricity and water are connected to the property. Oil fired central heating system. Drainage is via a cesspit.

Local Authority: Monmouthshire County Council

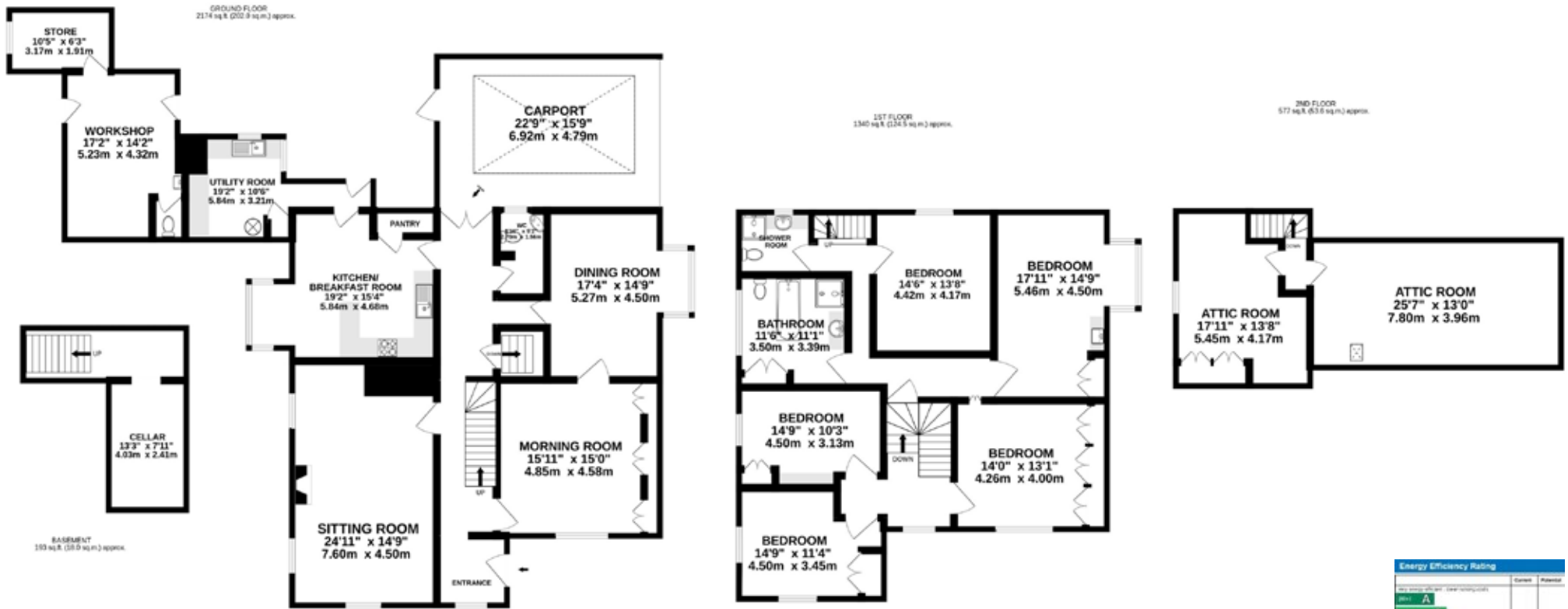
Council Tax Band: H

EPC Rating: G

Tenure: Freehold.

Agent's Notes: Please note that there is a tree preservation order within the boundary of Cherry Orchard.

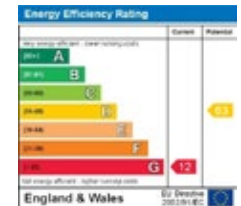
Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



CHERRY ORCHARD, CHERRY ORCHARD LANE, LLANWENARTH, NP7 7EP

TOTAL FLOOR AREA: 4284 sq.ft. (398.0 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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Scan to view video of the house



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that make a home*

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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.



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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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