



HEN EFAIL Y BONT

LLANGATTOCK LINGOED | ABERGAVENNY | NP7 8NT

HEN EFAIL Y BONT

A delightful country cottage full of character located in an idyllic rural setting with superb views. The cottage was purchased by the present owners some 20 years ago and during that time has been improved in a way that is sympathetic to the original building and incorporating the original forge. A truly unique cottage with many features, complemented by gardens located immediately adjoining the cottage and on the opposite side of the small lane.

KEY FEATURES

- Interesting detached country cottage full of character
- Idyllic rural setting with beautiful views
- Many features including exposed timbers and arched doors
- Pretty cottage gardens extending to circa ½ acre
- Enclosed courtyard featuring the original forge water pump
- Parking for several cars



STEP INSIDE

Approached via a braced and battened chapel-style door which opens into an entrance porch. A door leads through to the kitchen with its spectacular double height ceiling and bespoke kitchen with large dual fuel AGA which is recessed into the former forge area. A step leads down to the dining area with a decorative metal spiral staircase to the mezzanine sitting room which has elevated views over the surrounding countryside and looks down into the kitchen. A second sitting room with stone built fireplace overlooks the cottage garden and gives access through to the dining room with its exposed stone walls and French doors out to the garden and a further reception room with its stone built fireplace. A garden room is accessed through a small hallway and has French doors leading out to the patio area. A useful utility room and cloakroom complete the downstairs accommodation. To the first floor are four bedrooms and two family bathrooms, one with a bath and the other with a shower cubicle.







STEP OUTSIDE

The pretty cottage gardens wrap around three sides of the house and include a private terrace adjoining the house with lawns extending to the rear. The garden has an array of mature shrubs, planted flower beds, home grown produce and specimen trees with a wooden summer house. A particular feature is the enclosed courtyard with the original Forge's water pump which is still functioning. On the opposite side of the small country lane is a second garden with a log store and extra shed.





LOCAL AREA

Bont, close to the small village of Llangattock Lingoed is in the heart of rural Monmouthshire, and around 5 miles from the historic market town of Abergavenny. There are local amenities in the villages of Grosmont and Llanvihangel Crucorney and a wider range of facilities including supermarkets, high street shops and local boutiques as well as many restaurants and cafes in Abergavenny. The town has good leisure facilities, primary and secondary schools and is host to the annual Abergavenny Food Festival and numerous other popular events. The A465 is around 3 miles from the cottage providing excellent road links to the M4/M5 and M50 motorway networks; the cities of Bristol, Cardiff and Hereford are within an hours' drive. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester.



INFORMATION

Price: Asking Price £675,000

Local Authority: Monmouthshire County Council

Council Tax Band: H

EPC Rating: E

Tenure: Freehold

Title: The house is registered under Title Number WA665035 – a copy of which is available from Parrys.

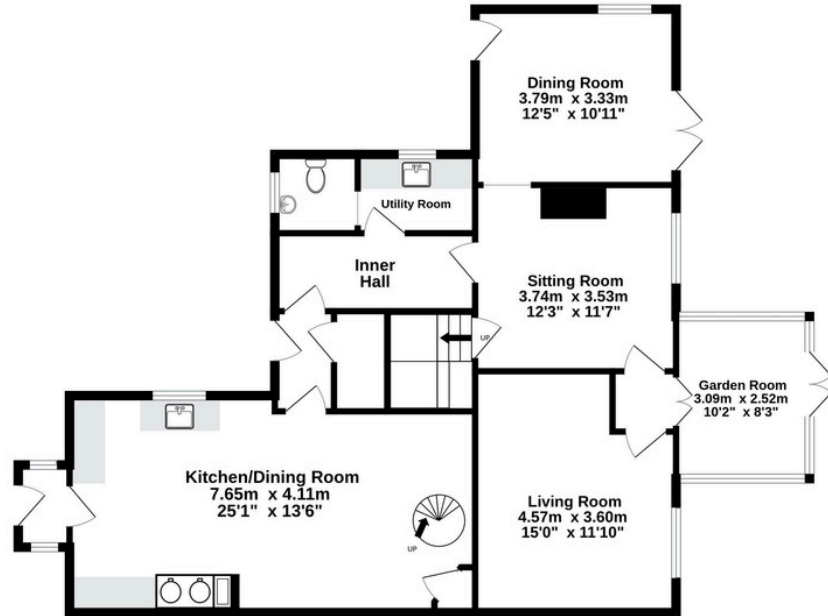
Services: We understand that there is mains water and electricity connected to the property. Private drainage and an air source heat pump with electric and oil fired AGA.

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

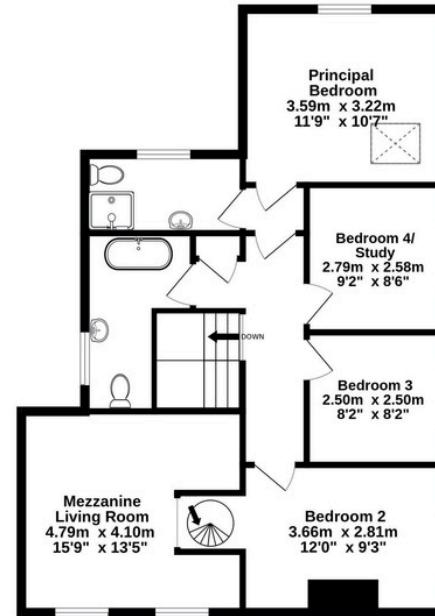
Mobile: EE, Three, O2 and Vodafone likely Outdoors. Please make your own enquiries via Ofcom.

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.

Ground Floor
100.2 sq.m. (1079 sq.ft.) approx.



1st Floor
72.9 sq.m. (785 sq.ft.) approx.



TOTAL FLOOR AREA : 173.1 sq.m. (1863 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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