



LLANTEEMS LODGE

LLANVIHANGEL CRUCORNY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8HW

LANTEEMS LODGE

Situated in the village of Llanvihangel Crucorney,
a beautifully presented detached home with a
wealth of charm and character including beamed
ceilings, leaded windows and a stone inglenook
fireplace in the living room.

Rent (pcm)
£2,100.0

Deposit
£3,150.00

EPC Rating
C

Council Tax
Band G

KEY FEATURES

- An attractive home with period features sympathetically updated for modern day living
- Contemporary style kitchen finished to a high specification with luxury appliances and bi-folding doors
- Three bedrooms, principal bedroom with walk-in wardrobe
- Smart home technology installed for lighting and security
- Sonos in-ceiling speaker system fitted kitchen
- Landscaped garden



GROUND FLOOR

Llanteems Lodge is a beautiful period home which has been tastefully updated retaining many original features whilst encompassing luxury fittings for modern day living and comfort. The traditional entrance door opens onto the hallway with tiled flooring, beamed ceiling, and study area. Steps lead up to the kitchen which is the heart of this exceptional home and has been fitted with a range of contemporary style base and wall units, luxury integrated Capel appliances including an oven, a smart combi microwave and steam oven, and halogen hob with extractor unit above. A dishwasher, wine cooler and fridge/freezer are also included. The bi-folding doors open onto a spacious patio area bringing the outdoors-indoors adding a sense of space and tranquillity to the room. The kitchen which has been designed for enjoyment, is complimented with mood lighting, a sound system, underfloor heating and an original fireplace with wood burning stove.

From the hallway a door leads to the spacious living room with a feature stone inglenook fireplace, log burning stove, beamed ceiling, leaded windows with wooden shutters and a door to the garden. From the living room a door leads to the cosy sitting room/study/snug which is flooded with natural daylight from the leaded windows, built-in bookcase and enjoys wonderful views of the garden.





FIRST FLOOR

Stairs rise to the first-floor landing where the sense of charm and character continues including a curved entrance to the second bedroom. There are three well-proportioned bedrooms, with the principal bedroom having the benefit of a walk-in wardrobe. The family bathroom with a bath, and separate modern shower room with walk-in shower complete the first-floor accommodation.



OUTDOORS

Llanteems Lodge is approached via a gated entrance onto the private driveway and parking area. The cottage style garden has an abundance of colourful cottage garden plants, mature shrubs, and trees, creating relaxed and informal areas where you can sit back, relax and unwind. Tucked away to the rear of the home is a tiered garden with seating area originally designed as tranquil haven, a space to enjoy reading with the family, barbecues and socialising. Adjoining the home are two useful outbuildings for storage. A wooden Wendy house sits underneath a mature tree adding to the overall charm and natural feel of the garden.







LOCAL AREA

Llanvihangel Crucorney is situated within the Brecon Beacons National Park and is on the English/Welsh borders of Herefordshire and Monmouthshire. The village lies at the base of the extraordinary Skirrid Fawr Mountain, also known as the Holy Mountain, a popular destination for hill walkers. The historic market town of Abergavenny is around 7 miles to the south and offers an excellent range of amenities including major supermarkets, primary and secondary schools, banks, doctors' and dentists' surgeries and a general hospital. The town has a leisure centre, theatre, cinema and the surrounding area is well known for its many high quality restaurants. Abergavenny has a mainline train station and excellent road links for commuting. The property is situated within easy reach of A465/A449 trunk roads leading to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A40 for Brecon and Monmouth

Directions: From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney take the right-hand turning signposted Grosmont, continue along the country road taking approximately a ¼ mile, and the entrance to the property will be found on the left-hand side.

What3words: ///petulant.tent.releasing

Parking: Off-street parking falls within the registered Title Plan of the property.



INFORMATION

Minimum Term: 12 months

Affordability criteria: 2.5x the annual rent

Local Authority: Monmouthshire County Council

Tenure: Freehold

Services: Mains water, mains electric, oil-fired central heating and a septic tank. Contract holders will be liable for cost of emptying the septic tank.

Broadband: Full fibre, FTTC and copper broadband available with maximum download speeds of 1600Mbps and upload speeds of 115Mbps, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Indoor voice: EE, O2 and Vodafone – Likely, Three – Limited. Indoor data: EE and Vodafone – Likely, Three O2 – Limited. Outdoor Voice/data – EE, Three, O2 and Vodafone – Likely. Please make your own enquiries via Ofcom.

Planning Consents: Parrys Rentals are not aware of any planning applications affecting this property.

Flood Risk: This property is at a very low risk of flooding from rivers, surface water and small water courses. Please make your own enquiries via Natural Resources Wales.

Title: The property is registered under Title number WA833691 - a copy of which is available from Parrys Rentals.

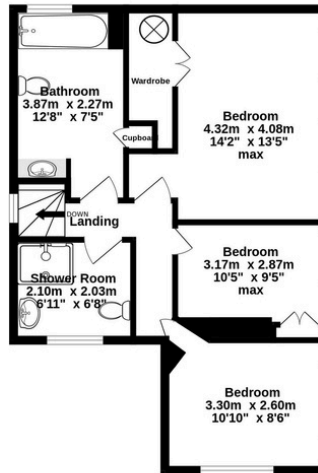
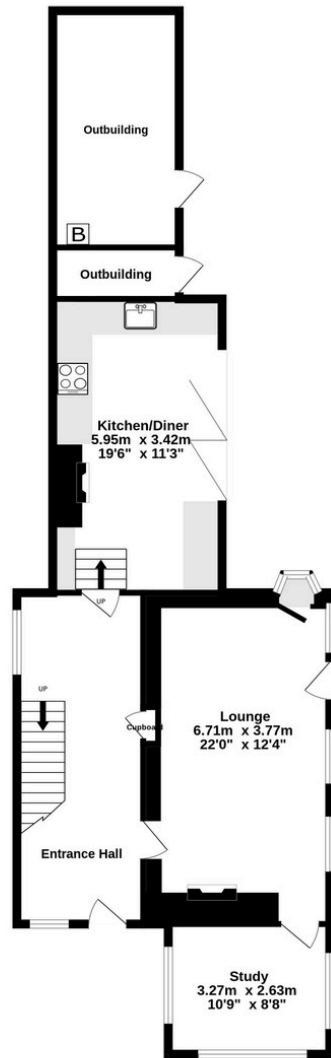
Digital Markets Competition and Consumers Act 2024

(DMCC Act): The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.



Ground Floor
81.6 sq.m. (879 sq.ft.) approx.

1st Floor
49.9 sq.m. (537 sq.ft.) approx.

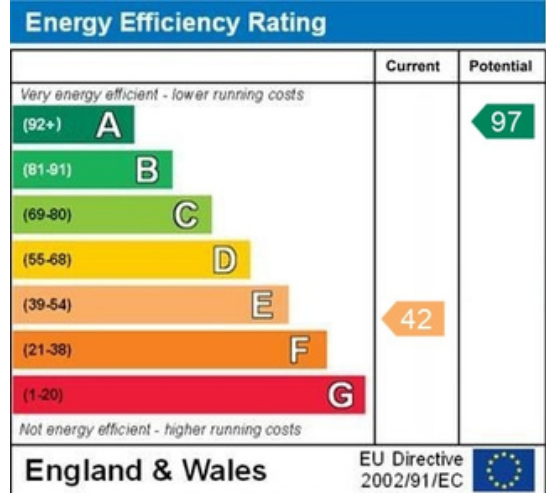
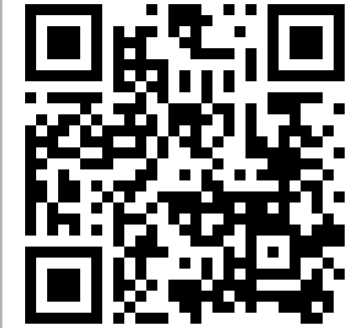


TOTAL FLOOR AREA: 131.5 sq.m. (1416 sq.ft.) approx.

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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of the house



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