



PERLLAN HOUSE

5 CHAPEL ORDARD | ABERGAVENNY | MONMOUTHSHIRE | NP7 7BQ

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Ahead of the curve

WELCOME TO PERLLAN HOUSE

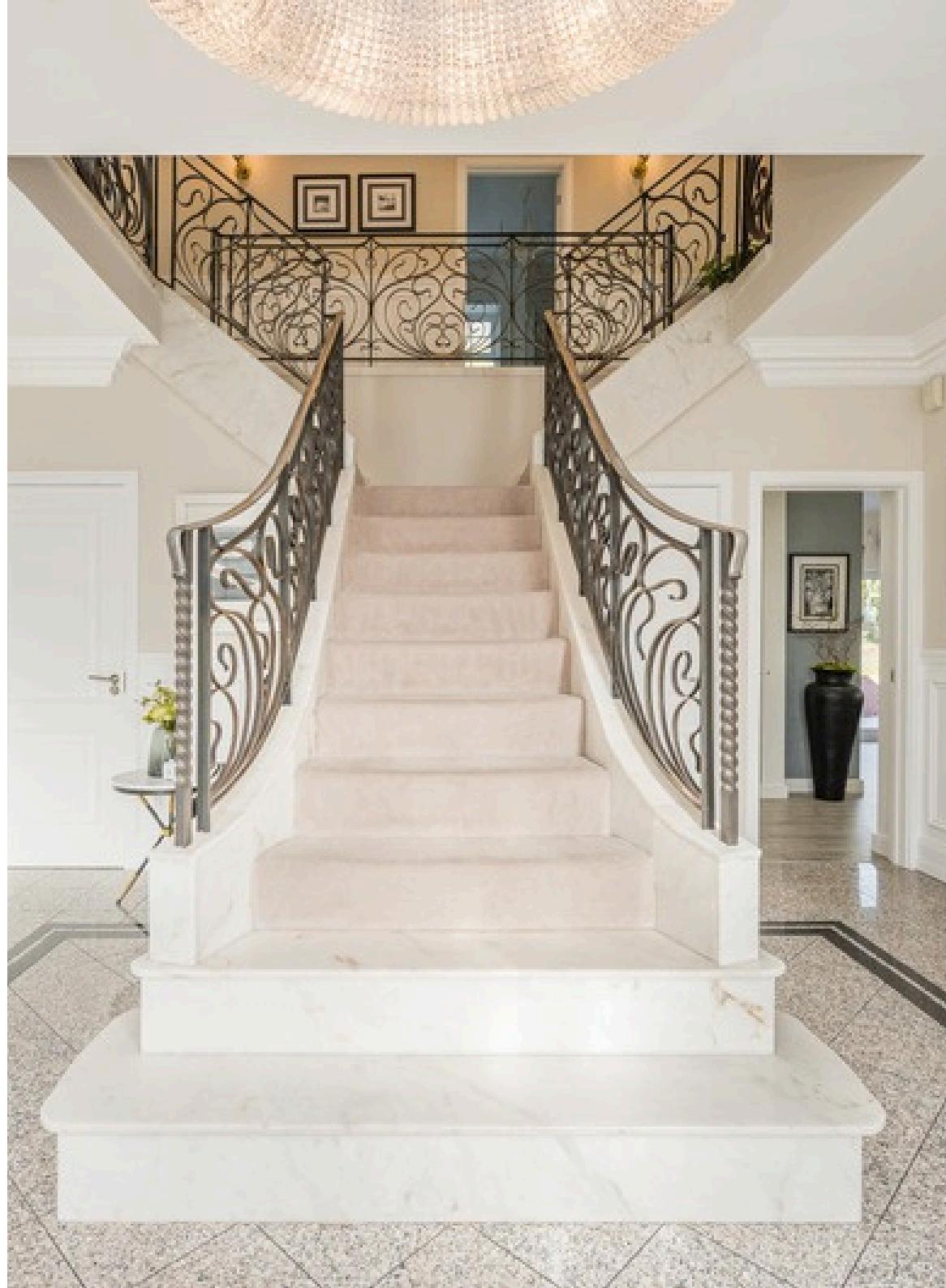
Perllan House is widely regarded as one of Abergavenny's finest individual homes, occupying a private position in one of the most impressive locations on the highly sought after western side of the town. The property enjoys a south-westerly orientation, affording open views across the surrounding countryside.

Designed and built by the current owners in 1997, Perllan House has been carefully updated to provide a beautiful and contemporary home, with modern installations and finishes introduced without compromise to quality. The attention to detail and design has created a substantial, well balanced family home created for modern living and entertaining.

The house sits behind electric wrought iron gates and is complemented by a beautiful landscaped garden, offering a relaxed setting for outdoor enjoyment.

KEY FEATURES

- A fine example of a contemporary home located in an enviable location
- Stylishly created with much thought and consideration to design and quality
- Open plan kitchen / dining / family room incorporating a stunning orangery
- Sitting room with ornate fireplace, two further separate reception rooms
- Principal bedroom suite with en-suite and dressing room
- Further three first floor spacious bedrooms, one with an en-suite bedrooms
- Second floor bedroom with en-suite and ample storage
- Beautiful landscaped gardens with views, designed for leisure and entertaining
- Set behind high wrought iron gates leading to double garage and ample parking
- A rare opportunity to purchase a stunning quality home in a prime residential area





GROUND FLOOR

The reception hall immediately establishes the scale and quality of the house, centred around a bespoke marble staircase with decorative wrought iron balustrade. This striking feature sets the architectural tone for the property and provides a strong focal point upon arrival.

The layout has been carefully designed to allow the house to flow naturally, combining open plan living with the benefit of separate reception rooms. The heart of the home is the open plan kitchen, dining and family room, which extends into an orangery. This area benefits from underfloor heating and is flooded with natural light, with views over the terrace and landscaped garden beyond.

To either side of the reception hall are the principal living rooms. The sitting room spans the width of the house, with an ornate marble fireplace as its focal point and double glazed french doors opening directly onto the garden. Opposite is a further reception room, enjoying front facing views towards the Blorenge Mountain.

To the rear is a third reception or dining room, accessed from both the sitting room and kitchen, offering flexibility for formal dining, home working or additional living space. While the house is modern in construction, the interior incorporates traditional detailing, including half height painted wood panelling, arched feature windows, coved ceilings and wrought iron detailing.

A ground floor cloakroom and a practical utility room complete the accommodation.











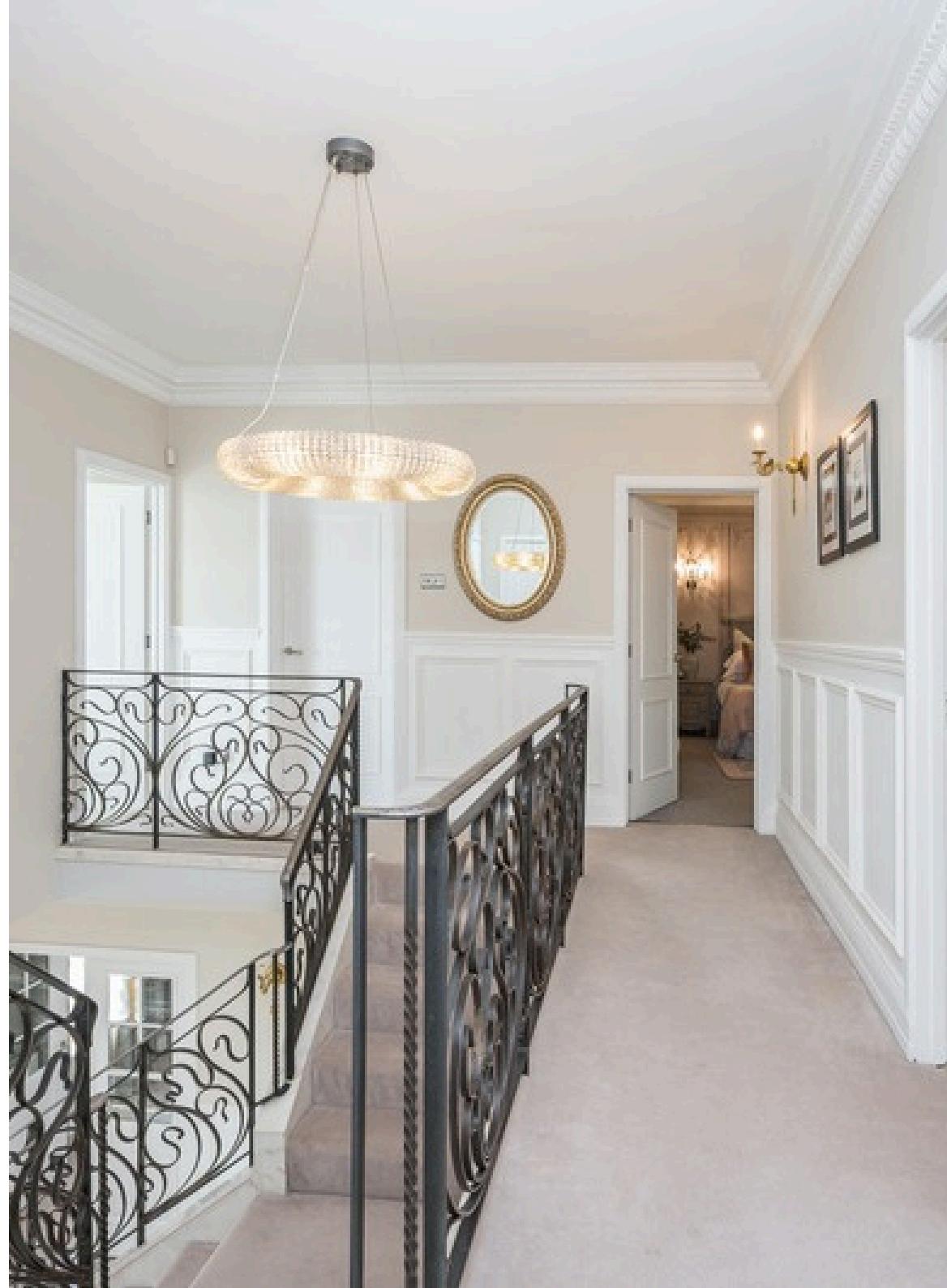


FIRST AND SECOND FLOOR

The marble staircase rises to an impressive galleried landing. The first floor provides a principal bedroom suite with dressing room and a contemporary en-suite shower room, featuring a double sized shower. There is also a guest bedroom with en-suite facilities, two further bedrooms and a modern family bathroom.

The principal bedroom and one of the larger double bedrooms are positioned to the front of the house, both enjoying open views towards the Blorenge Mountain and the surrounding countryside of the Brecon Beacons / Bannau Brycheiniog National Park. An adjacent room linking the front and principal bedroom areas offers easy access and would be particularly suitable as a nursery or dressing room for a young family.

A further staircase leads to the second floor, where there is a generous loft style bedroom with a large rooflight, en-suite shower room and separate dressing or storage room. The second floor landing also provides access to a substantial outer attic space, which is fully accessible and fitted with extensive shelving, lighting throughout and excellent storage capacity.















OUTSIDE

The gardens are a particular feature of Perllan House, having been extensively and thoughtfully planned to provide exceptional privacy and year round interest. Surrounded by mature hedging and planting, the gardens incorporate a variety of landscaped areas, established shrubs, specimen plants and multiple water features.

A composite decking area provides space for entertaining, with a gas fire and hot tub. Additional features include a children's zip line. Garden lighting is installed throughout, allowing the garden to be enjoyed during the evening.

There is generous off road parking to the front of the property, suitable for several vehicles.

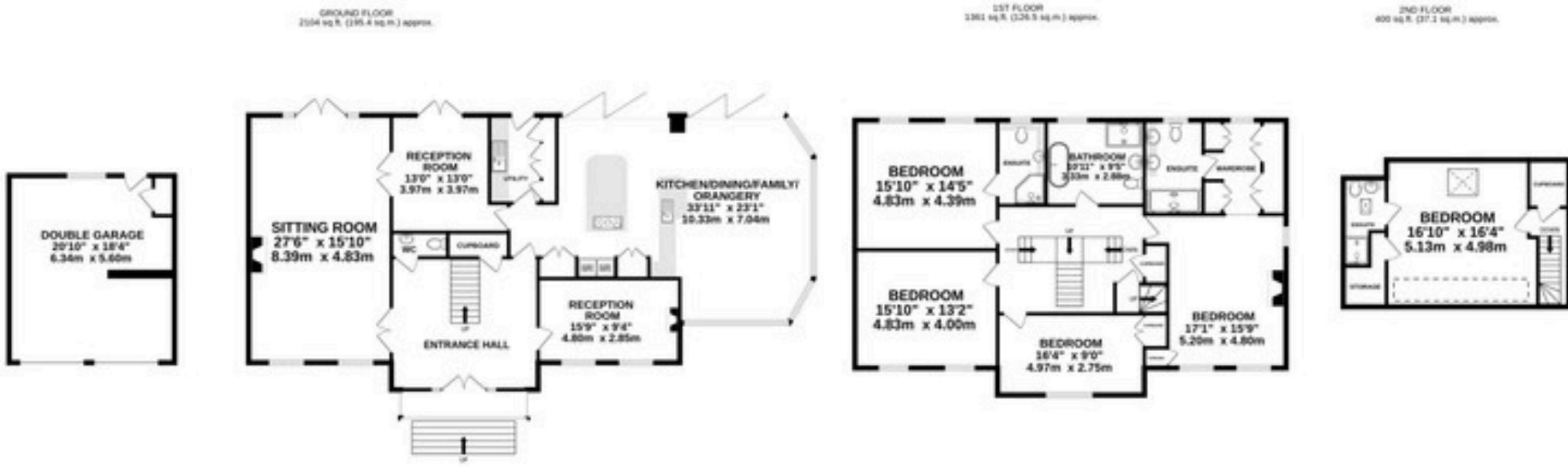
GARAGE / FUTURE ADAPTABILITY

To one side of the house is a double garage, constructed with future adaptability in mind. Architectural drawings are available to demonstrate how the garage could be converted into additional living accommodation, including potential annexe or multi generational use, subject to any required planning consents being obtained. The garage also benefits from a fully insulated attic space with lighting, providing additional storage.







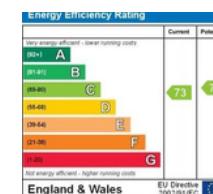


PERLLAN HOUSE, 5 CHAPEL ORCHARD, ABERGAVENNY, NP7 7BQ

TOTAL FLOOR AREA : 3865 sq.ft. (359.0 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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INFORMATION

Asking Price: £1,750,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised the property has mains electricity, gas, water and drainage. The property benefits from a modern, energy efficient heating system. A gas-fired boiler was installed approximately five years ago and includes an extended warranty. This feeds a large 250 litre hot water store and a zoned heating system with WiFi-enabled individual room controls. Underfloor heating is installed to the kitchen and orangery, enhancing comfort and efficiency.

Broadband: Ultrafast full fibre available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Three is good outdoors and variable indoors. EE, 02 and Vodafone are all good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA742348 – a copy of which is available from Parrys.

Agent's Notes: There are three fountains and a waterfall, all recently upgraded with new low-voltage pumps. All external electrics are discreetly installed, LED throughout and compatible with the future addition of solar technology.

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

Perllan House occupies a very quiet and private position on the western side of Abergavenny, widely regarded as one of the town's most desirable residential areas. The property is within close proximity to Avenue Road cricket ground and a range of local amenities. A well regarded primary school and the town's new high school are both within walking distance.

Abergavenny offers a wide range of facilities, including schools, medical services, a library, theatre, cinema, leisure centre with swimming pool, shops, cafés and restaurants. The town is well known for hosting the annual Food Festival and is increasingly recognised for its high quality independent restaurants and food producers.

There is easy access to local bus routes, while the A465 and A40 provide convenient links to Cardiff, Newport, Hereford, the Valleys and the wider motorway network, including the M4, M5 and M50. Abergavenny also benefits from a mainline railway station and bus station.

DIRECTIONS

From Abergavenny take the Old Hereford Road (opposite Tesco) and turn left at the first set of traffic lights on to Avenue Road. Continue along Avenue Road, just after passing the Cricket ground on the right hand side, turn right into Chapel Orchard (before the signpost saying 'private road'). Continue to the top of Chapel Orchard and you will find Perllan House at the top on the left hand side.

What 3 Words: [///joke.spurring.opinion](http://joke.spurring.opinion)



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