



This traditional 16th Century farmhouse is set in gardens of 1/3 acre surrounded by beautiful countryside. The property comprises a large living room and dining area, office, kitchen/breakfast room, a workshop, downstairs shower room, 2 bedrooms and 2 bathrooms. The property also benefits from a stone outbuilding, summerhouse, various patios and garden areas, and a private driveway with 2 covered parking areas.

Enter through a wooden cottage style front door with glass panel into the entrance hallway.

#### Workshop

Fitted carpet, workspace and shelving, wooden ceiling beams, 7 double plug points, 2 sky lights, UPVC double glazed windows to the front, and a UPVC double glazed door to the front.

#### Tack room 11'1 x 14'4

Fitted carpet, wooden ceiling beams, work benches, 3 double plug points, 2 fitted smoke alarms, an electric heater, and a UPVC double glazed door with glass panel to the front of the property.

#### Downstairs shower room 6'8 x 6'10

WC, circular wash hand basin in fitted vanity unit, a standalone shower cubicle, a fitted mirror with electric light and shaver point, radiator, water heater, a fitted medicine cabinet, a wall mounted electric heater, and a UPVC double glazed frosted glass window to the rear.

Inner hallway 9'10 x 6'

Fitted carpet, vaulted ceiling with oak beam, radiator, 1 double plug point, and a UPVC double glazed window over the rear garden.

Living room 16'2 x 13'5

Fitted carpet, oak ceiling beams, a feature fireplace with stone surround, oak beam mantle and wood burner, a stone seating area either side of the fireplace, a mullion window with wooden windowsill, UPVC double glazed windows to the front and rear, a radiator with thermostatic control, 2 double plug points, TV points, and 4 wall lights.

Dining area 21'5 x 16'

Fitted carpet, an open stone fireplace with oak Clavel beam, Jotul wood burner, a shelved under stairs area, a radiator, 2 double plug points, a UPVC double glazed window with stone window sill, and a window looking into the rear porch.

Office 9'9 x 10'2

Fitted carpet, wooden ceiling beams, a radiator, 2 triple plug points, 2 UPVC double glazed windows over the rear garden, and a feature arch window looking into the kitchen.

### Kitchen/breakfast room 24'9 x 10'8

A country style kitchen with stone flooring, a vaulted ceiling with wooden beams, wooden kitchen units, a Rayburn oil fired oven, a stainless steel double sink unit, electric oven and hob with vent above, plumbing for dishwasher, washing machine and dryer, 6 double & 1 triple plug points, 3 wall lights,, dual aspect UPVC double glazed windows over the side and rear of the property, and a door leading to the rear porch..

### Rear porch

Stone flooring, pitched roof, electric light, 1 double plug point, and a UPVC double glazed window over the rear garden, UPVC Double Glazed door.

### Landing

A staircase from the dining area leads up to the 1st floor and landing which has fitted carpet, a UPVC double glazed window to the front with a stone windowsill, and loft access to a fully insulated loft space with lighting and plug point.

### Bedroom 1 16'4 x 13'8

Fitted carpet, stone chimney breast, oak ceiling beams, 3 double plug points, and 2 wall lights.

### Bedroom 2 16'5 x 13'4

Fitted carpet, oak ceiling beams, Dual aspect UPVC double glazed windows to the front and rear with stone windowsills, radiator, 2 double plug points, and 3 wall lights.

En suite shower room 8' x 5'2

White WC and wash hand basin, standalone shower cubicle, fitted mirror with electric shaver point and light, and a UPVC double glazed frosted glass window.

Bathroom 8'5 x 6'10

WC, bidet, wash hand basin in vanity unit and a standalone shower cubicle, linoleum flooring, tiled walls, oak ceiling beams, fitted mirror, electric shaver point, and airing cupboard with an insulated tank and immersion heater.

Garden

The rear garden is laid to lawn with a patio, 3 seating areas, 2 sheds, a vegetable garden, and mature fruit trees, all with a hedge surrounding and views over the neighbouring fields. There is a summerhouse with lighting and electric, and a large stone outhouse with a workshop area, lighting and electrics which also has a large storage area above, sink with hot and cold water.

At the front of the property is a large driveway with 2 covered parking areas for 3 vehicles.

The property is located just a 5 minute walk from The Walnut Tree Inn and just 10 minutes from the foot of the Skirrid Mountain.

Mains electric, metered water and sewerage; council tax band G.

## Directions

From the Abergavenny office turn right onto Baker Street then left onto Frogmore Street, at the end of the road turn right onto the A40 then at the T junction turn left onto Hereford Road, take the 5th right onto Grosvenor Road, continue on this road for 2 ½ miles then take a sharp right signposted Bryn-y-Gwenin, Pontcarrig is a few hundred yards down and on the left.

Asking Price : £ 340 000

Charges : Consult us

Fees : Consult us

## **Property Type :**

- Farm house

## **Address :**

Pontcarreg, Llandewi Skirrid, Abergavenny,

NP7 8AA 2

Office : Abergavenny

<http://www.foywilliams.com/component/jea/?view=properties&id=1162>