



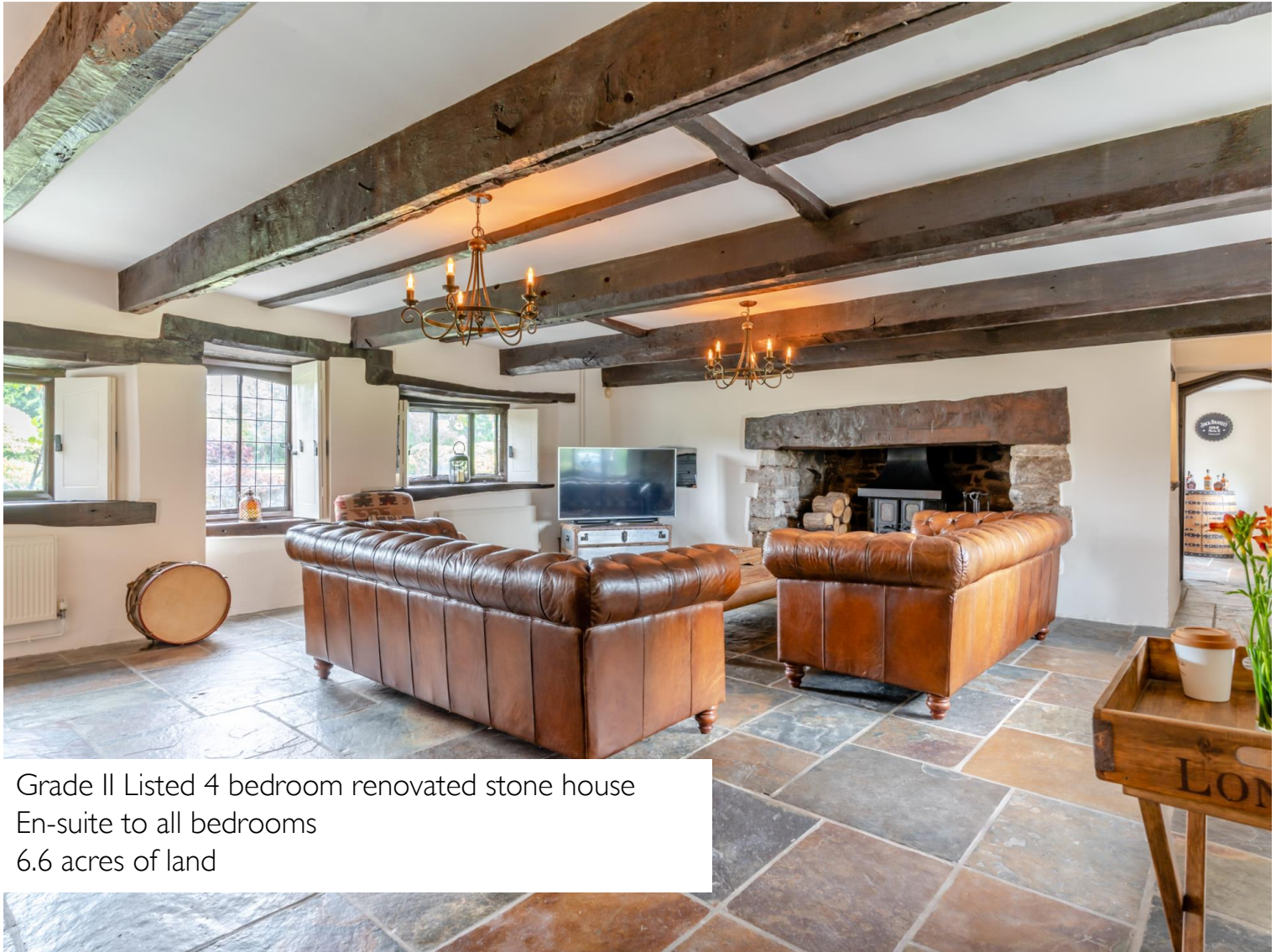
# LLANVIHANGEL GOBION

Guide price **£1,500,000**



# LLAN Y NANT

Llanvihangel Gobion, Abergavenny, Monmouthshire NP7 9UR



Grade II Listed 4 bedroom renovated stone house  
En-suite to all bedrooms  
6.6 acres of land

Coming to the market with no onward chain for the first time in many years Llan Y Nant offers an idyllic retreat within its expansive 6.6 acres of gardens and grounds which surrounded by its own grounds, combining rustic charm with renovated modern comforts, this property provides an exceptional living experience which seamlessly blends remarkable historic charm with modern living, creating a unique and inviting retreat in one of Wales most picturesque regions.

Conveniently located for the market towns of Abergavenny and Usk, this home is ideal for those who appreciate both community charm and accessibility to essential amenities. The nearby village of Raglan offers further convenience with its local shops and services. For commuters, the property boasts excellent transport links to larger towns and cities, including Newport, Cardiff, Bristol, and even The Midlands. Regular train services from Newport and Chepstow make London easily accessible, adding to the property's appeal for those needing to travel further afield. This residence perfectly balances serene country living with the convenience of modern connectivity.



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£1,500,000



## KEY FEATURES

- Historic listed property, outstanding period features
- Sympathetically renovated for luxury modern living
- Landscaped gardens and grounds circa 6.6 Acres
- Extra 6.3 acres available
- Four bedrooms all with en-suite facilities
- Chalet pool & Victorian summer house



# STEP INSIDE



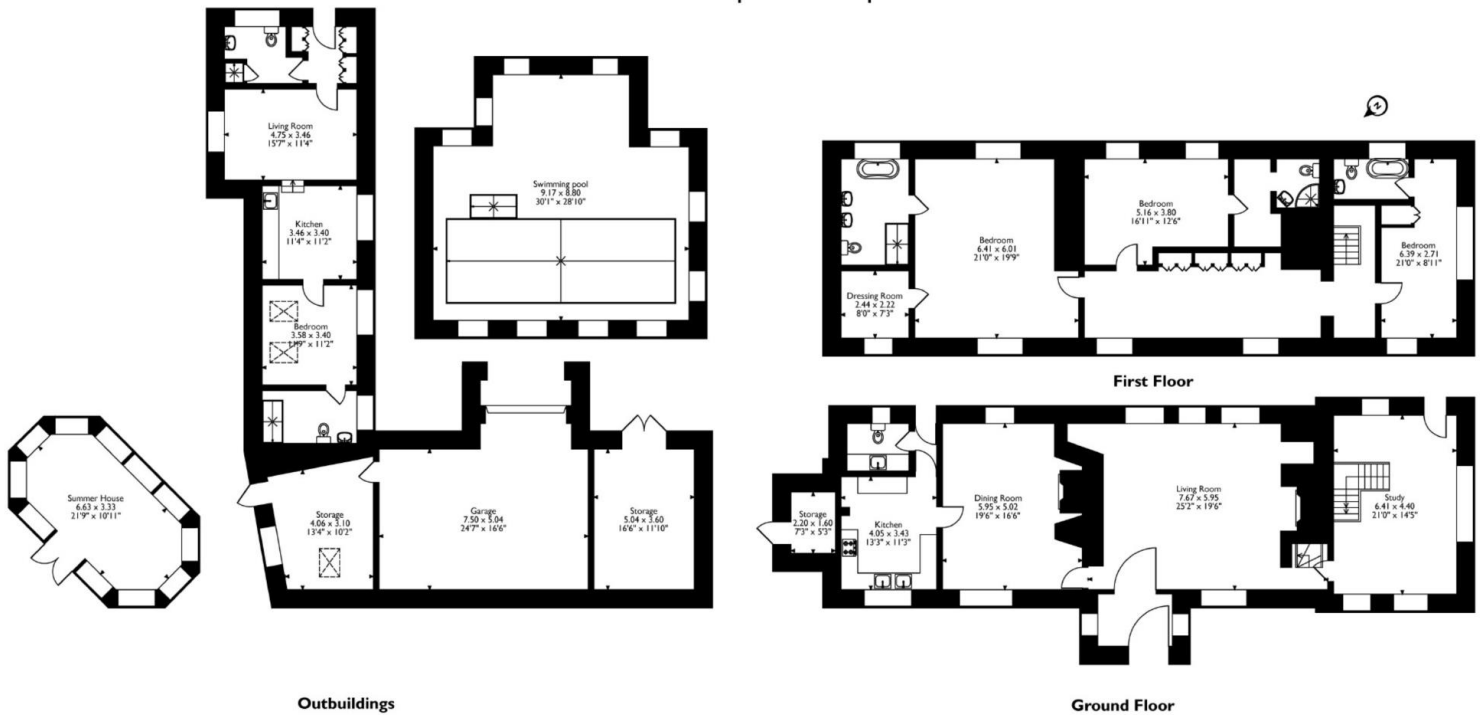
Step inside this enchanting 4-bedroom stone dwelling and experience its unique blend of historic character and rural charm. Entering through a magnificent oak door that originates from St. David's, the porchway greets you with original flagstone flooring, setting a timeless tone for the rest of the home.

From the porch, an internal timber door, believed to have been salvaged from the Spanish Armada, opens to the main lounge. This room exudes warmth and character, featuring a magnificent Inglenook fireplace complete with an original bread oven, an impressive polished hardwood lintel, a flagstone hearth, and a wood-burning stove, creating a true focal point.

Dual aspect windows in the lounge frame picturesque views of both the front and rear gardens, enhancing the sense of connection with the surrounding countryside. Adjacent to the lounge is an equally impressive dining room, boasting its own vast medieval Inglenook fireplace with a large stone lintel overhead. This room also benefits from front and rear garden views, making it a delightful space for entertaining and family meals.

The fitted kitchen, accessed from the dining room, is a harmonious blend of traditional and modern, featuring a range of wall and base units topped with sleek black granite work surfaces and integrated appliances. The rear hallway from the kitchen provides access to the rear garden and houses a downstairs cloakroom/utility room, equipped with plumbing for a washing machine and additional appliance space.

Approximate Gross Internal Area  
 Main House = 280 Sq M/3014 Sq Ft  
 Garage/Outbuildings = 167 Sq M/1797 Sq Ft  
 Total = 447 Sq M/4811 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

At the far end of the house is an additional reception room, ideal as a cosy sitting room. This space offers spectacular garden vistas and direct access to the rear garden, making it perfect for relaxing and enjoying the serene outdoor setting. An elegant oak staircase rises from this room to the first-floor landing.

The ground floor is complemented by ornate slate flooring throughout, giving a seamless feel, while exposed timber beams in the ceiling add to its quaint charm.

On the first floor, an impressive landing with a range of built-in storage solutions leads to three double bedrooms, each with en-suite facilities and a beautiful array of exposed timbers and beams.

This expansive dual-aspect principal bedroom boasts abundant natural light and serene views. It includes a generous walk-in dressing room and a luxurious en suite bathroom. The bathroom features a large rainfall shower and a freestanding roll-top bath positioned by a picture window, offering breathtaking views of the beautifully landscaped rear gardens. Elegant and inviting, this bedroom is a perfect blend of comfort and sophistication, providing a private retreat with modern amenities and picturesque surroundings.

Additionally, a detached building provides a fourth bedroom, ideal for family or guests, complete with its own kitchen area, lounge, and shower facilities. This property truly encapsulates the essence of historic charm and modern living, offering a unique and inviting home in the heart of the Monmouthshire countryside.

# STEP OUTSIDE



Step outside to discover the enchanting surroundings of this exquisite property, set within 6.6 acres of idyllic Monmouthshire countryside. Through electric vehicular gates, opening to a vast driveway, ensuring ample parking for numerous vehicles. Encircling the house are well-manicured gardens with a variety of mature hedgerows and tall trees, spanning nearly 2 acres, including an orchard and a dedicated vegetable-growing area.

An ornate pond and a charming stream with a picturesque bridge sit in the grounds. The Victorian summerhouse, crafted from hardwood and glass, stands as a focal point, perfect for entertaining with its under-ridge mood lighting and power sockets. Nearby, the chalet-style timber pool house exudes luxury, featuring tiled flooring, seating areas, gym space, and a pool approximately 6 feet deep.

Additional features include an additional gated parking area leading to a garage with electric doors, accommodating two vehicles and an electric vehicle charging point, along with a separate storage garage for a ride-on mower.

## INFORMATION

Postcode: NP7 9UR  
Tenure: Freehold  
Tax Band: I  
Heating: Oil  
Drainage: Private  
EPC: N/A





## DIRECTIONS

Leave Usk on the B4598 Abergavenny Road, heading towards Chainbridge. At the Chainbridge, continue over the bridge and stay on the B4598. Continue on this road until you get to a crossroads. Proceed straight over at the crossroads and follow this road for approximately half a mile where the property will soon be found on the right hand side. What3Words [circus.infants.stood](https://www.what3words.com/circus.infants.stood).



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