



LLANELLEN, ABERGAVENNY

Guide price **£1,295,000**



PANT FARM

Llanellen, Abergavenny, Monmouthshire NP7 9HF



5 bedroom detached residence,
Elevated position with superb vistas,
Driveway and detached double garage.

This magnificent and well maintained home is situated in an enviable position, with easy access to many local amenities, including a nearby Waitrose supermarket and excellent Golf Course, whilst maintaining a superb aspect over it's own grounds and Monmouthshire Countryside.

Nestled in a prime location with breathtaking views over the surrounding countryside and mountains, this substantial Victorian residence offers spacious accommodation over four floors, including a convenient cellar. Located just a short distance from Abergavenny, the property enjoys easy access to a variety of amenities and attractions, including the nearby Golf Club and a Waitrose supermarket, providing excellent convenience for day-to-day needs. Abergavenny itself boasts a vibrant selection of independent shops, restaurants, and leisure facilities, offering a charming mix of culture and community. For commuters, the property is ideally situated, with quick road and rail links to Cardiff, Bristol, and beyond. Newport railway station provides a fast, direct service to London Paddington in under two hours, making it perfect for those seeking a balance between rural tranquillity and city accessibility. This home combines Victorian character with modern convenience in an enviable location.

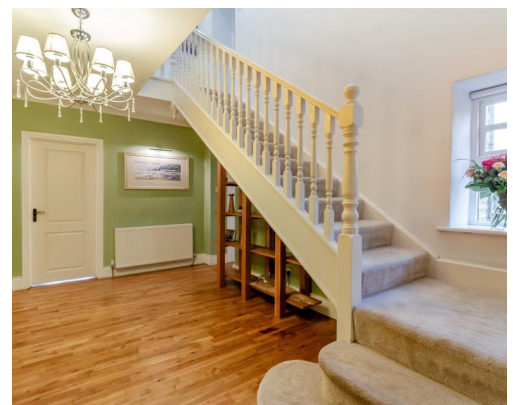


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KEY FEATURES

- Stone built detached Victorian Country house,
- Elevated position with far reaching views,
- 5 bedrooms,
- Three storey accommodation, plus convenient cellar for storage, approximately 2 acres.



STEP INSIDE



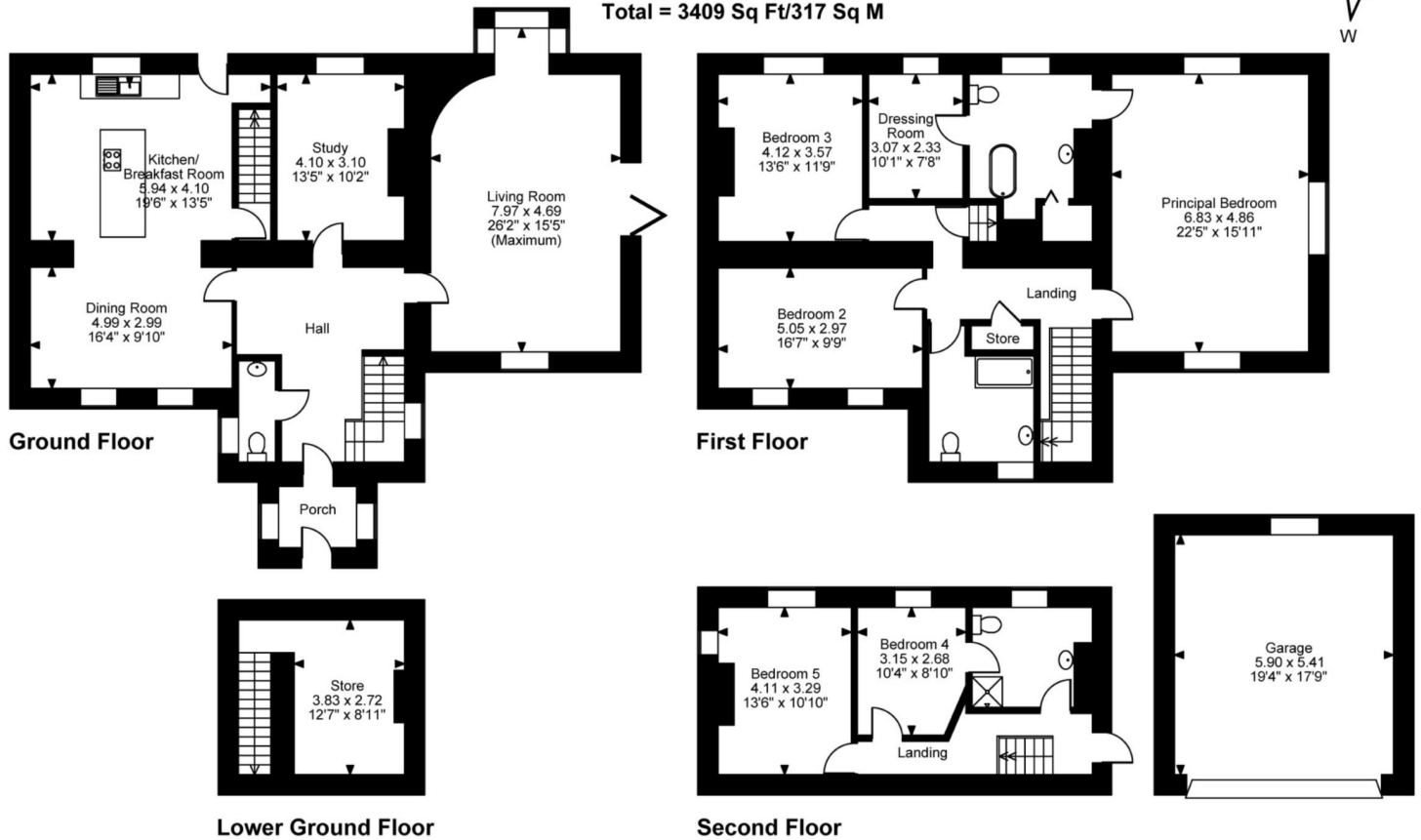
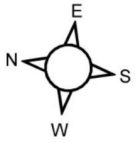
Upon entering this delightful home, you're welcomed through an inviting entrance porch that leads to a spacious and light-filled hallway. This central area connects the ground floor's main rooms, while a staircase rises gracefully to the first-floor landing.

To your right, step into a beautifully appointed, triple-aspect lounge. This large, bright room features bi-folding timber doors that open onto a charming, South facing side patio, ideal for al fresco relaxation or entertaining. A bay window to the rear further enhances the sense of openness and provides views of the surrounding garden. The lounge boasts a striking dual-sided log burner, shared with the adjoining study, which offers a cosy ambiance and a natural focal point in both spaces. The study itself overlooks the rear garden, creating an inspiring and peaceful setting for work or relaxation.

Adjacent to the study is the generously proportioned kitchen and dining room, a true heart of the home. Originally two rooms, this space has been opened up to create a seamless, central hub perfect for family gatherings and entertaining. With windows to both the front and rear, the kitchen is filled with natural light. The limestone flooring and elegant stone countertops lend a touch of timeless style, while a timber breakfast bar adds a functional space for casual dining or socialising.

A door from the kitchen leads to the rear porch and garden, ensuring easy indoor-outdoor flow. There is also access to a basement level, ideal for additional storage or use as a wine cellar. A convenient ground floor cloakroom is accessed from the main entrance hall.

Llanelen, Pant Farm, Abergavenny
Approximate Gross Internal Area
Main House = 3065 Sq Ft/285 Sq M
Garage = 344 Sq Ft/32 Sq M
Total = 3409 Sq Ft/317 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Upstairs on the first floor, you'll find three well-proportioned double bedrooms, including a stunning principal suite with a triple-aspect view that captures the surrounding countryside. This luxurious retreat includes en-suite facilities and a private dressing room. A family bathroom completes the first floor accommodation.

Two further double bedrooms, a second main bathroom, and a walk-in storage cupboard with access to ample eaves storage are located on the second floor, making this home as practical as it is beautiful.

STEP OUTSIDE



The property enjoys an impressive approach via a gated, shared driveway that leads to a private drive with ample off-road parking and a detached double garage. The front garden is spacious, primarily laid to lawn with hedged borders that provide both privacy and a touch of greenery. A stone patio wraps around the side of the house, seamlessly extending to a well-kept lawn that continues along the rear and side gardens.

Set within just under 2 acres, the grounds are mostly laid to lawn, with a charming orchard and an ornamental pond that add character to the landscape. Mature shrubs and trees enhance the property's natural beauty. Away from the main house, a delightful summerhouse with light, power, and a cosy log burner offers a perfect retreat. It is complemented by an adjoining deck, offering multiple seating areas and a jacuzzi, ideal for relaxing while enjoying the stunning views. Perfect for entertaining friends and family in an idyllic location.

INFORMATION

Postcode: NP7 9HF
Tenure: Freehold
Tax Band: H
Heating: Gas LPG
Drainage: Private
EPC: E





DIRECTIONS

From Abergavenny town centre, head towards Llanfoist, passing the Waitrose supermarket on your right hand side. Proceed under the dual carriageway and straight on at the next roundabout. At the next mini-roundabout, take the left hand turn towards Llanellen and the Golf Club. Pass the Golf Club and the driveway will be found shortly on the left hand side.

What3Words [plump.relations.request](https://www.what3words.com/plump.relations.request)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-100) | B | | |
| (81-91) | C | | |
| (69-80) | D | | 64 |
| (55-68) | E | 41 | |
| (39-54) | F | | |
| (21-38) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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