



Twmballyn, Abergavenny, NP7

£530,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

HouseSimple is proud to present this large impressive 5 bedroom detached character farmhouse set in a little over an acre of land. Rebuilt in 2006, it is attractively situated on the edge of the Brecon Beacons National Park in a highly sought after area close to the Clydach Gorge, a h

Key features:

- Semi rural location
- Breathtaking views
- 5 Bedrooms
- Spacious & Versatile
- Large Double Garage & Ample Parking
- Easy access to all major road links
- Ideal Smallholding or Equestrian Use
- Viewing Essential

Extra info:

- **Council Tax:** Band G (£2545.09 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Double Garage and Driveway



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This semi-rural idyll with breathtaking views to the Brecon Beacons and the Sugar Loaf Mountains ticks all the boxes for a spacious & versatile family home. With access directly onto the Common for walking/cycling/riding, this truly is a special place to live. Just 10 minutes from the ancient market town of Abergavenny, 20 minutes from Crickhowell and 10 minutes from Blaenavon a World Heritage site, opportunities for leisure, country pursuits and fine dining are boundless. Other amenities include convenience stores within a couple of miles, the larger supermarkets within 10 minute drive, great local schools and the well-known independent schools of Monmouth are just 30 minutes away.

Entrance Hall

A welcoming space with slate flooring and solid oak Stable Door.

Inner Hallway

Impressive space with slate flooring, oak staircase to first floor with storage area underneath.

Utility Room

A generous double aspect utility room with Belfast sink, range of oak effect wall and base cupboards. Space for washing machine/tumble dryer and fridge/freezer. Cupboard housing oil central heating system and Worcester boiler in situ. Slate flooring throughout. Solid oak windows/door.

Downstairs WC/Shower Room

Comfort WC, wash hand basin and shower with chrome fittings, ceramic flooring

Lounge

An impressive larger than average triple-aspect room, with wood burning stove, parquet flooring, Solid oak French Doors and Main Stable Door overlooking the incredible valley view and front paddock.

Kitchen/Sitting Room

This rather special triple aspect space is dominated by spectacular and constantly changing views over the valley. The two sets of solid oak patio doors each open fully to 'bring the outside in' and give access to the outdoors as an entertaining space. A modern oak effect kitchen with tiled splash-backs, ceramic farmhouse sink and electric range cooker that is both functional and stylish

creates the hub of this lovely family home. Central to the kitchen is an island housing integrated fridge and freezer. Slate flooring throughout.

Upstairs

Impressive landing with solid oak flooring and fabulous views.

Bedroom 1

Double sized double-aspect room. Superb views to the mountains. Fitted wardrobe and loft access above for storage.

Airing Cupboard

With ample shelving and storage space.

Family Bathroom

A contemporary style bathroom with split-level ceramic flooring. Jack and Jill sinks with waterfall taps, large corner jacuzzi bath, separate multi-functional shower cabin, toilet and chrome towel rail.

Bedroom 2

A large triple-aspect room. Lovely views over the paddock and Valley.

Smaller Landing area (with under stair cupboard).

Master Bedroom

This huge imposing room has triple aspect views of the valley and mountains on all sides. Solid oak flooring. Double and single oak fitted wardrobes provide excellent storage.

En-suite

Vintage style room with traditional freestanding roll top bath, WC and walk in shower with chrome fittings make this room the sanctuary it should be. Ceramic tiled flooring.

Bedroom 3

Off smaller landing. Stairs leading up to single sized room which could easily lend itself to a dressing room or home office. Velux window.

Bedroom 4

Double size room. Velux window with lovely views to Pwll Ddu Mountain and beyond.

Outside

The house sits within grounds of a little over an acre which consists of two enclosed paddocks and gardens on various levels. It is approached via a sweeping driveway running parallel to the front paddock. This leads to the extensive gravelled area providing parking for many vehicles. Once inside the gates, the drive is flanked by stone dwarf walls which add to the character of the property. Ahead lies a large double garage of block, stone and slate construction with an upper floor for storage. Mains electricity connected and outside water tap close by. This could easily be converted to a self-contained annexe.

At the front of the property lies a large level versatile paddock/garden with access via a choice of three gates. There is also a level garden which is laid to lawn and edged with a stone wall. The drive leads left around to the stable block. A huge child's fibreglass tree comprising swings/slide/playhouse is in situ on a concrete pad with safety rubber matting and may be available subject to negotiation.

Stable Block

The large imposing L-Shaped stable block is traditional block/render construction with slate roof and consist of 5 internal and 2 external stalls in total. Mains electricity and water supply connected along with a security alarm. There is ample storage in loft space for fodder. Directly outside the building is a large concrete enclosed hardstanding.. This outbuilding would be ideal for conversion to dormer granny annexe for multi-generation living, holiday accommodation, workshop, kennels or cattery subject to the necessary planning consent.

Wood Store

Detached wood store in close proximity to the house of block and slate construction providing fuel for the wood burning stove. The oil tank is located behind this.

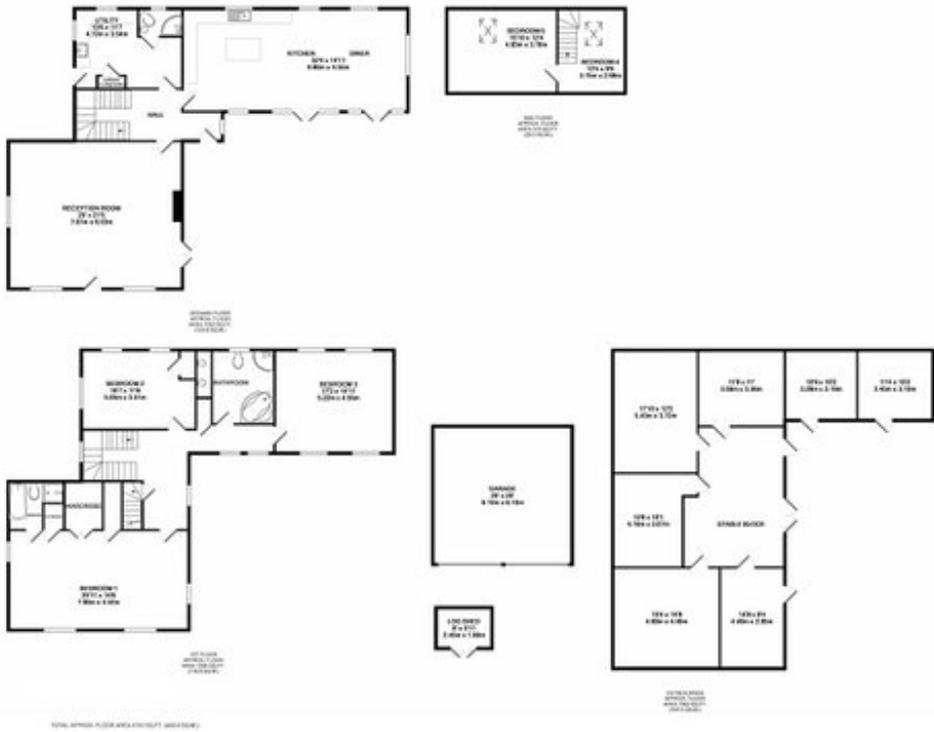
There is a further small garden area to the side of the external stables with stone dwarf wall and water supply to the rear Paddock. Access can be gained to the rear paddock via a choice of three gates; one at rear of stables and one with access directly onto the Common and a pedestrian gate at the rear of the house.

An extensive paved terrace with hot tub and outside dining area takes full advantage of the tranquility and sweeping views over the Usk Valley and to the Brecon Beacons in the distance. Steps lead up to two further garden areas which are bordered by a variety of colourful shrubs.

A warm welcome awaits at the local village pub which is just a stones throw away on foot.

The expansive surroundings of this beautiful homestead and panoramic views are a welcome retreat from the hustle and bustle of everyday life and viewing is essential to appreciate this hidden gem.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

Twmballyn Farm, Twmballyn, Llanelly Hill, ABERGAVENNY, NP7 0RH

Dwelling type: Detached house Reference number: 8953-7825-3160-1145-4926
Date of assessment: 25 May 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 May 2017 Total floor area: 281 m²

Use this document to:

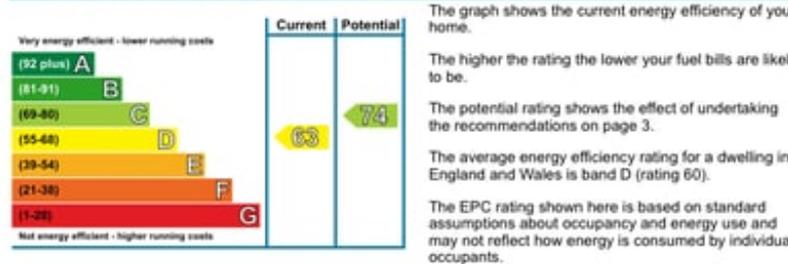
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,784
Over 3 years you could save	£ 1,086

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 690 over 3 years	£ 345 over 3 years	
Heating	£ 4,662 over 3 years	£ 4,089 over 3 years	
Hot Water	£ 432 over 3 years	£ 264 over 3 years	
Totals	£ 5,784	£ 4,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

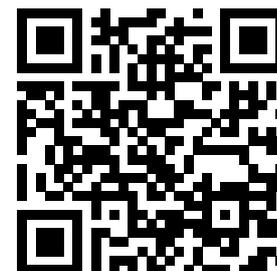
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 510	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	
3 Low energy lighting for all fixed outlets	£90	£ 288	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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