



LLANDDEWI COURT FARMHOUSE

Llansor ♦ Monmouthshire, NP44 2DB

elston's
Country Land & Estate Agents

LLANDDEWI COURT FARMHOUSE

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Historic Grade II listed 16th Century Farmhouse sympathetically modernised whilst retaining original period features including flagstone floors, beams, Inglenook Fireplaces and Post-and-Rail Oak paneling. Rural location with beautiful far-reaching views. Gardens and paddock c. 1.3 acres in all*

Entrance Hallway ♦ Sitting Room with Inglenook Fireplace ♦
Kitchen/Breakfast Room with Post-and-Rail Oak paneling ♦
Parlour with Inglenook Fireplace and feature multi-fuel stove ♦
Music Room ♦ Utility Room

4 Bedrooms ♦ 1 Bathroom

Large Gardens & Paddock c. 1.3 acres in all ♦ Ample parking

Cardiff & Bristol c.40 minutes ♦ Cwmbran 3 miles
Usk 5 miles ♦ Newport 8 miles ♦ Abergavenny 14 miles
M4 Junction 6 Miles
(All Distances are approximate)

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Location

Situated in a rural location with views of surrounding countryside Llanddewi Court Farmhouse is a Grade II star listed 16th Century Farmhouse with many beautiful original features, including Inglenook fireplaces with Oak mantles, beamed ceilings Oak door frames and original Post-and-Rail Oak paneling. It is located at the end of the original Farm group of buildings, within which all of the original outbuildings are now tastefully converted barns.

Description of Property

Notable features include:

- ◆ Sitting room with beams, Inglenook Fireplace with original timber mantle and bread oven. Flagstone flooring, and multi fuel/wood burning stove
- ◆ Music Room
- ◆ Spacious Farmhouse Kitchen/Breakfast room with original Oak paneling, a range of modern fitted units with ceramic sink and Oak work surfaces. Built in appliances including an electric oven and hob, dishwasher and AGA, attractive feature window seat, beamed ceiling and tiled floor.
- ◆ Sitting/Dining Room with flagstone floors, Inglenook Fireplace with Oak mantle
- ◆ Front and rear porch & hallways
- ◆ Four Bedrooms
- ◆ Family Bathroom with white suite separate shower and bath and 2 hand basins

Outside

- ◆ Driveway leading to ample parking area
- ◆ Large gardens with mature shrubs and trees
- ◆ Paddock. In all land comprises c. 1.3 acres (subject to confirmation)

Services

- ◆ Mains power and water, Oil CH, Private drainage

Fixtures and Fittings

- ◆ Only those items mentioned in these sale details are listed for offer. Other items, such as fitted carpets, curtains, and light fittings may be made available by separate negotiation.

Tenure

Freehold

Local Authority

Monmouthshire County Council 01633 644644 Council Tax Band F

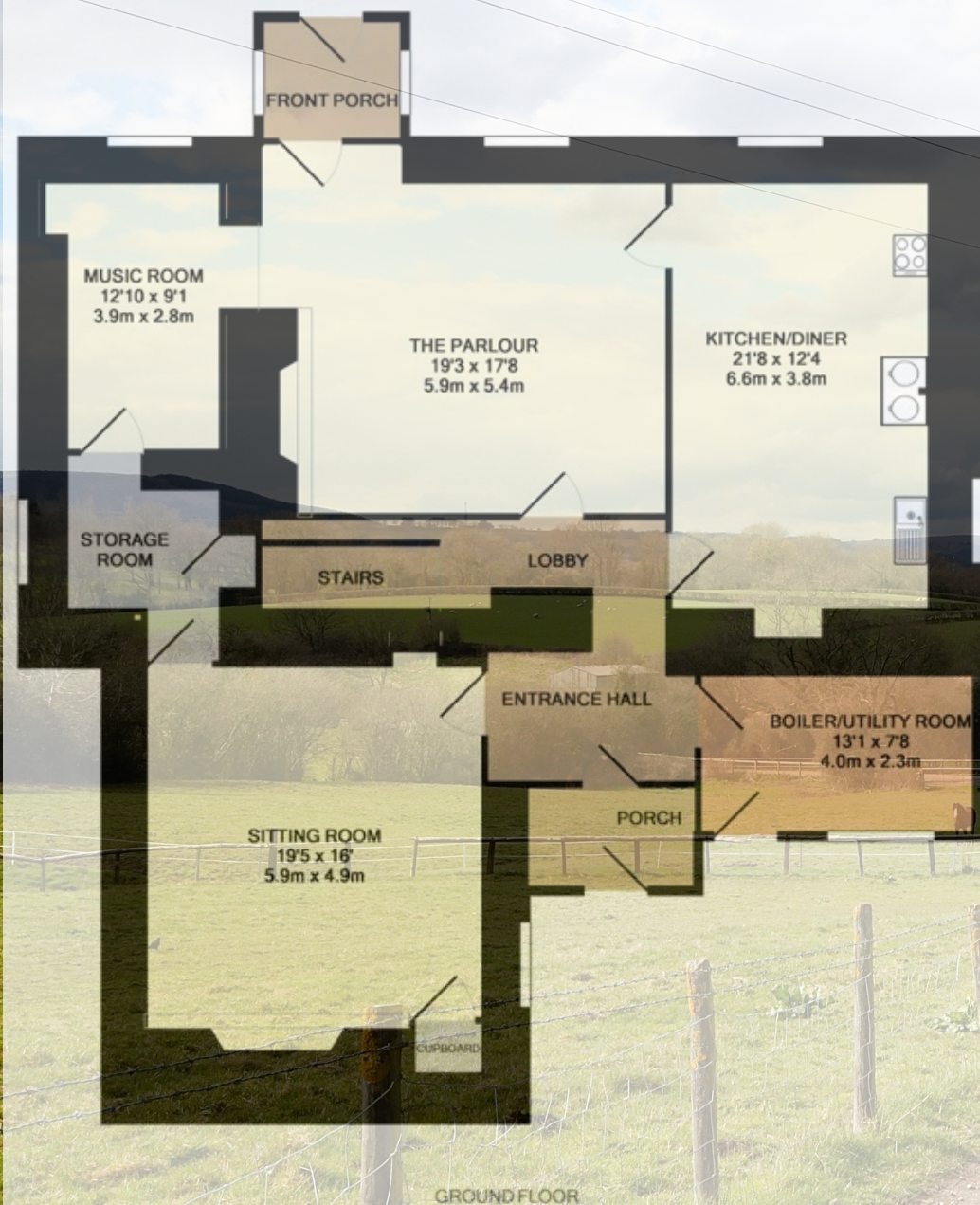
Directions

Postcode NP44 2DB

From the A4042 take the Treherbert Road past Greenmeadow Golf Club and take the first turning left into Sorbrook Road towards Llansor (Single track road with passing places). Take the first left into the lane signposted Pentwyn Farm and Erddig. Follow the lane (may be unsuitable for low-wheel-base vehicles dependent on weather), and at the end, with Erddig on your right take the right fork past the garages and in front of the red-brick converted Barn and park on the graveled area to the right. The gates to Llanddewi Court Farmhouse will be immediately ahead.

Viewings

Strictly by appointment with the Sole Agents: Elstons Country Land & Estate Agents



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Proclamation

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