



STATION HOUSE

NANTYDERRY VILLAGE, MONMOUTHSHIRE

elstons
Country Land & Estate Agents

STATION HOUSE

Nantyderry, Nr Usk ♦ Monmouthshire, NP7 9DW

A unique opportunity for further modernisation of a Victorian Grade II Listed Former Station retaining great character and many period features.

5 receptions, 3 bedrooms, 2 bathrooms, Cottage gardens and outbuildings to front & both sides, situated in the highly sought-after Monmouthshire village of Nantyderry between Usk & Abergavenny.

Kitchen ♦ Dining Room ♦ Library ♦ Snug
Sitting Room ♦ Conservatory ♦ Study/Bedroom 4
Guest Cloakroom ♦ Ground Floor Bathroom

3 first floor Bedrooms ♦ Bathroom 2

Large attractive Gardens ♦ Outbuildings ♦ Ample Parking

Usk 4 miles ♦ Abergavenny 6 miles
M4 Junction 25A Newport West 13 Miles
M4 Junction 24 Celtic Manor East 14 Miles
(All Distances are approximate)

For further particulars of this and all our properties, visit:
elstons.co.uk





Location

- ◆ Located in the beautiful Usk Valley with easy access to Usk and Abergavenny local amenities and to the M4/M5/M50 motorways.
- ◆ High-speed rail services at Abergavenny, Newport, and Chepstow.
- ◆ Well-regarded local Gastropubs and Restaurants include the neighbouring Foxhunter Inn at Nantyerry, The Chain Bridge, The Black Bear at Bettws Newydd with many more in Usk and Abergavenny – The home of the UK Food Festival traditions.
- ◆ Excellent local secondary schools include Caerleon and Monmouth Haberdashers.
- ◆ Ready access to outdoor activities including fishing on the nearby River Usk, golf and ample walking and bridle paths.

Description of Property

- ◆ The property is a characterful Grade II Listed former Victorian (1854) Station noted for the quality of the preservation of its many original period features. Following closure in 1958 and subsequent conversion to a much-loved family home, Station House could now benefit from further modernisation befitting the location. The square rock-face sandstone block construction is an attractive feature of Nantyerry Village properties
- ◆ Dual aspect Sitting Room with Victorian fire surround
- ◆ Library & Snug also with feature fireplaces
- ◆ Conservatory
- ◆ Study/Bedroom 4
- ◆ Guest Cloakroom
- ◆ Kitchen with Utility area & Dining Room off
- ◆ Ground floor bathroom
- ◆ Three first floor bedrooms plus Bathroom 2 with shower

Outside

- ◆ Attractive mature and very pretty Gardens to front and both sides. Rail-line to rear.
- ◆ Outbuildings. Private parking

Services

- ◆ Mains Electricity and Water, Oil Central Heating, Private Drainage

Fixtures and Fittings

- ◆ Only those items mentioned in these sale particulars are included in the sale. All other fittings are excluded but may be made available by negotiation.

Tenure

Freehold

Local Authority

Monmouthshire County Council 01633 644644

Council Tax

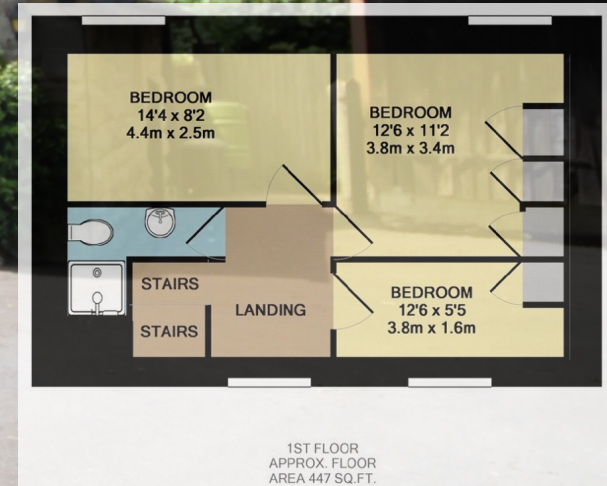
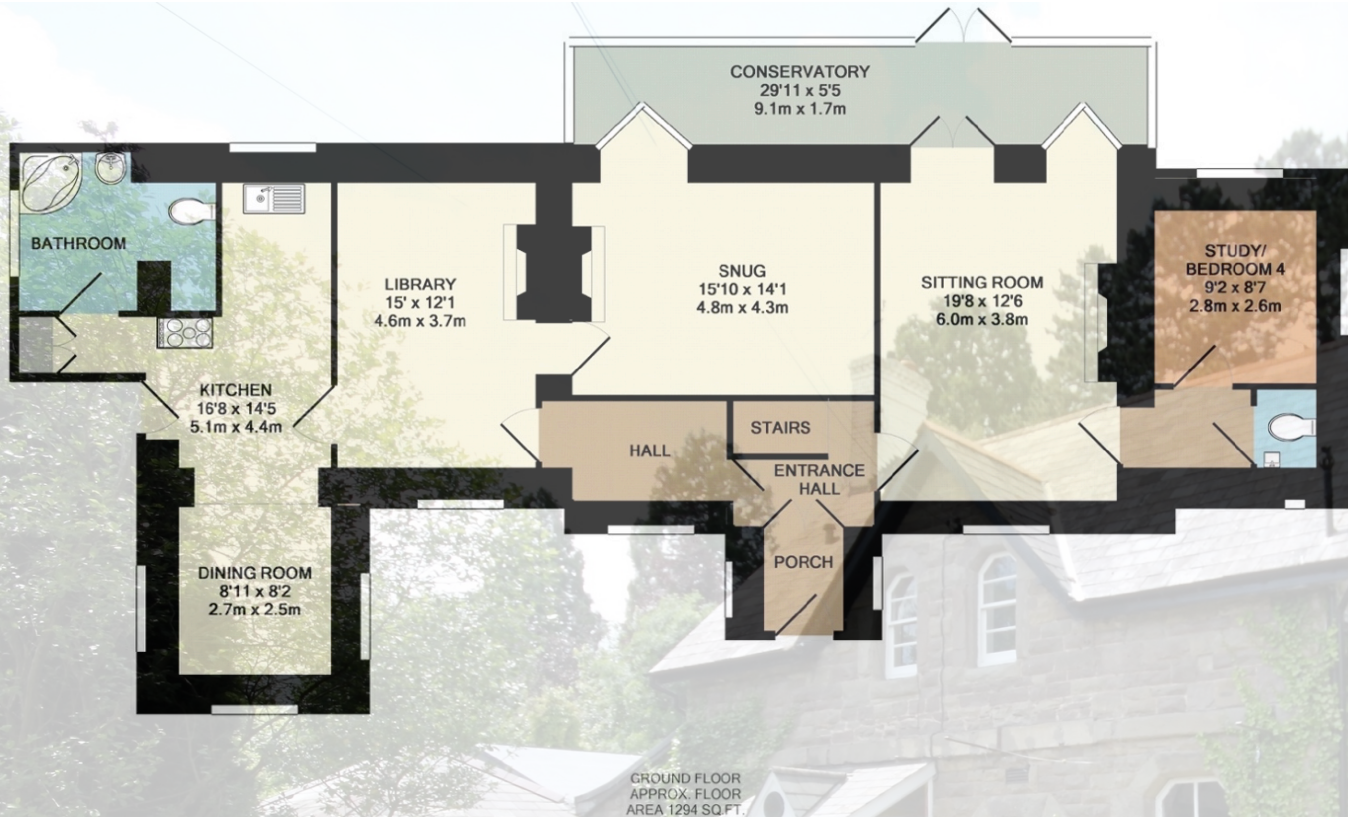
Band F

Directions

Postcode NP7 9DW
From Usk take the Abergavenny Road North at the Three Salmons Hotel, through Llancayo Village and windmill. Immediately after the Chain Bridge, turn left (sign-posted Nantyerry and Foxhunter Inn), straight over the crossroads and on entering Nantyerry Village drive past the front of the Foxhunter Inn. The parking for Station House will be directly ahead.

Viewings Strictly by appointment with the Sole Agents: Elstons Estate Agents

No EPC (listed property)



01291 672138
43, Bridge Street,
Usk, Monmouthshire,
NP15 1XD

01291 628100
Manor House, Bank Street,
Chepstow, Monmouthshire,
NP16 5EL

Proclamation
 These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations of listed building consent: Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation, before finalising their offer to purchase.

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