

Goytre Farm Pandy, Abergavenny



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Little Goytre Farm Pandy, Abergavenny

A handsome three bedroom detached stone-built farmhouse enjoying breathtaking views across the Black mountains with 2.1 acres with water and stables. Pretty gardens, orchard and long sweeping drive. Retaining much charm and character and ideally located for easy access to Hereford and Abergavenny.

Asking price of £800,000 Freehold

Constructed in stone under a pitched slate roof, inset double glazed Georgian style windows and double-glazed doors. Internal features include parquet flooring, exposed beams, an inglenook fireplace and panelled internal doors. Oil fired central heating with radiators throughout.

ENTRANCE PORCH:

Approached via a composite part double glazed door. Leading into the sitting room.

SITTING ROOM: 7.19m x 4.19m (23'7" x 13'9")

Two windows to front with views over the Black mountains. Inset inglenook fireplace with wooden mantel, stone hearth housing a solid multi fuel stove.

Quarter turning staircase to first floor.

KITCHEN/DINING ROOM: 7.72m (max) x 3.30m (max) (25'4" x 10'10")

Part glazed external door leading to rear garden, windows to back with garden views. "L-shaped" edged work surfaces with oak finish kitchen units set under. Inset stainless steel sink and side drainer with Mono block tap. Range of matching wall units, tiled splashback and surrounds. Range style cooker, dishwasher, tiled floor and interconnecting door to:

UTILITY/BOOT ROOM: 4.50m x 2.84m (14'9" x 9'4")

Fitted along one side with lipped work surfaces, shelving, space and plumbing for washing machine and tumble dryer, 'Worcester' oil fired boiler, part glazed stable door leading to side patio.

FIRST FLOOR:

LANDING:

Window overlooking the back garden.

MAIN BEDROOM: 4.42m x 3.89m (14'6" x 12'9")

Large window to front with elevated views over the Black mountains.

BEDROOM 2: 4.42m x 3.81m (14'6" x 12'6")

Window to front with countryside views.

BEDROOM 3: 3.38m x 3.30m (11'1" x 10'10")

Enjoying a pleasing view over the back garden and fields.

FAMILY BATHROOM:

Fitted with white three-piece suite comprising panelled bath with electric shower over, pedestal wash basin, slimline low-level W.C, window to back.

OUTSIDE:

The property is approached via a long sweeping driveway with access through five bar gate allowing ample parking for multiple vehicles including trailers. To the side of the property there is a large formal garden planted with an array of fruit trees enclosed on all sides via a mix of mature hedge row and ranch style fencing. Further gates lead into the remainder of the 2.1 acres which constitute the field and paddock. These are separated into three distinct areas all with a water supply.

SERVICES:

Mains electricity, private spring water and shared private drainage.
Council Tax Band G. EPC Rating E.

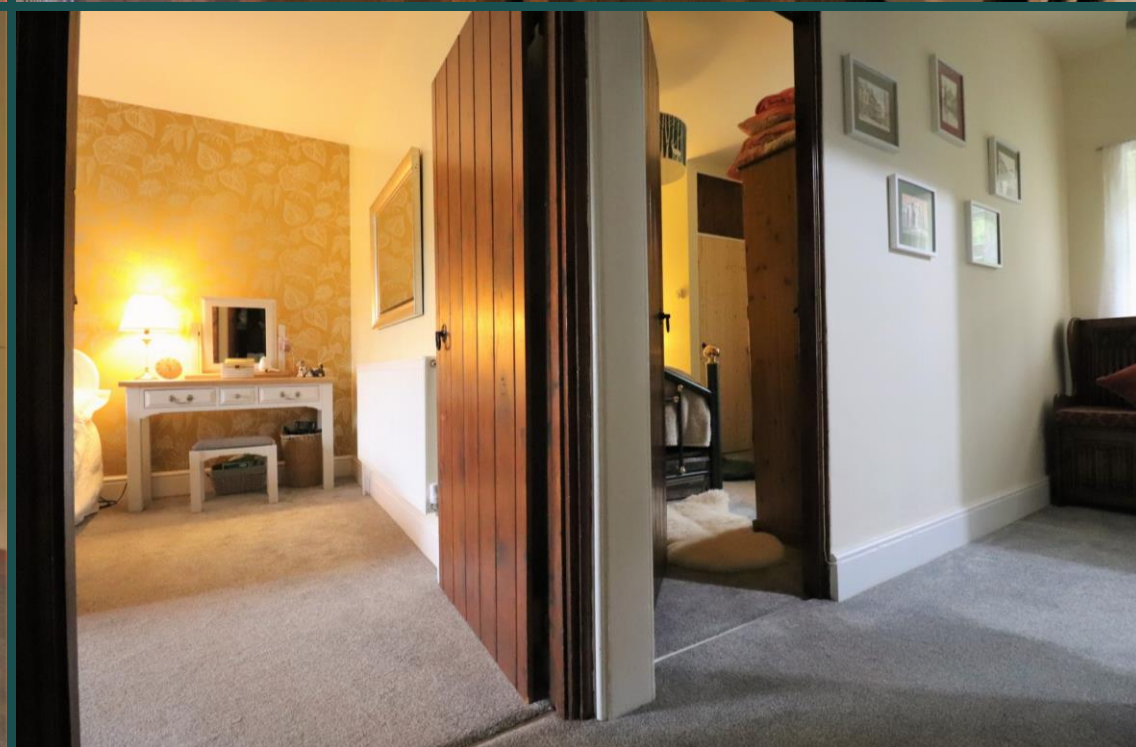
DIRECTIONS:

Travelling away for Abergavenny on the A465 Hereford road towards Hereford, after approximately 4 miles you enter the village of Pandy. Continue through Pandy with the "Pandy Inn" on the left-hand side, continue for approximately half a mile and Little Goytre will be found on the right-hand side with the driveway clearly marked with our for-sale board.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

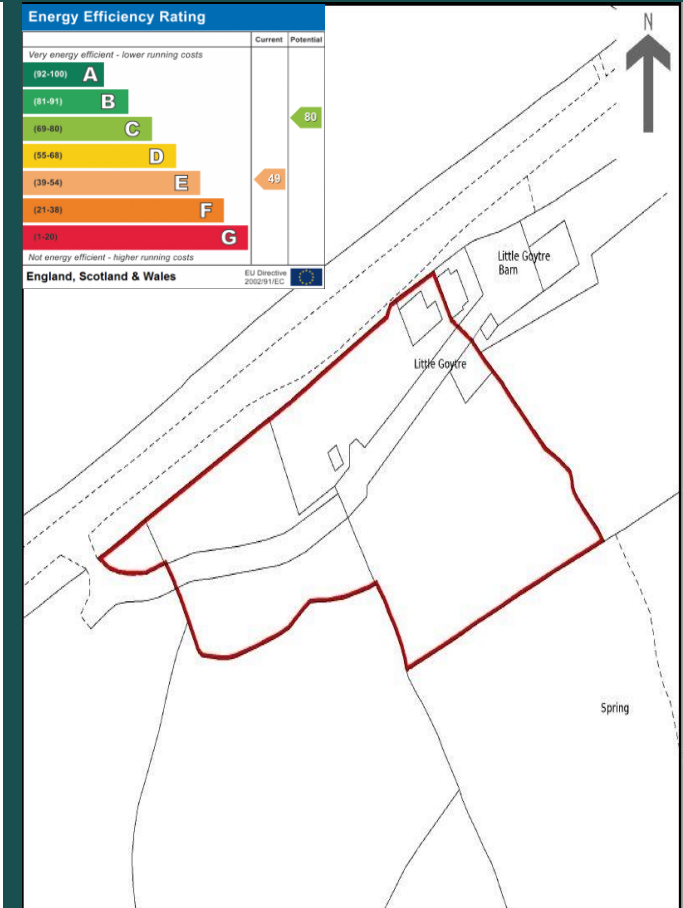








Total area: approx. 122.8 sq. metres (1322.0 sq. feet)



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