



The Old Carpenters Shop

Trewyn | Pandy | Abergavenny | Monmouthshire | NP7 7PG

FINE & COUNTRY



# The Old Carpenters Shop

An impressive and superbly presented home, with history of being a former workshop with a wealth of historic features including exposed timbers combined with contemporary fittings and décor throughout.

- Immaculate three bedroom detached house set in large grounds
- On the foothill of Hatterrall Hill and the Offa's Dyke Path
- Quiet location near to the popular village of Pandy
- A fantastic mixture of contemporary and original features
- Large and landscaped garden
- EPC Rating - B

## STEP INSIDE

Situated in a small hamlet within close proximity to countryside and mountain walks is this attractive and extended three-bedroom detached property which briefly comprises, entrance porch into the sitting room, with exposed timbers, useful understairs cupboard and space to install a feature log burning stove. Spacious kitchen/dining room which extends to over 25'. Fitted with a range of base and wall cupboards complemented with wooden worksurfaces. Featuring exposed rafters, double range-style cooker and large breakfast island with granite worksurfaces this is a delightful light room. There are French doors leading out into the garden and stable style door opening to the parking area. Inner hallway with access to the utility room, contemporary bathroom with white suite with sperate bath and shower which is adjacent to the spacious bedroom with French doors opening onto the south-west facing terrace. To the first floor, there are two double bedrooms and family shower room. The principal bedroom has built in storage and external door with stone steps down the side elevation.

















## STEP OUTSIDE

Approached over a gravel driveway, with ample parking and turning space, the property has a large and landscaped rear garden, enclosed by post and rail fencing. Comprising of a spacious paved terrace with steps rising to a gently sloping lawn area dotted with trees, shrubs and stocked vegetable patch area. There is also a useful storage shed to the rear of the property.

## LOCATION

The property is located near the village of Pandy, approximately 6 miles north of Abergavenny which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny has a mainline railway station and excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys.

## DIRECTIONS

From Abergavenny take the A465 Abergavenny to Hereford Road. Proceed through Pandy, and turn left at the Old Pandy Inn. Follow this road for approx. ½ mile following the road around to the right and take the next left turn opposite the green barn on the right. Follow this road and keep bearing right. The property is the second house on your right.

## SERVICES

Mains electricity, private water (borehole) and private drainage (septic tank). Oil-fired central heating.

## TENURE

Freehold.

## AGENT'S NOTES

The property is Curtilage Listed. Please note that the wood burner is not included within the sale.

## COUNCIL TAX

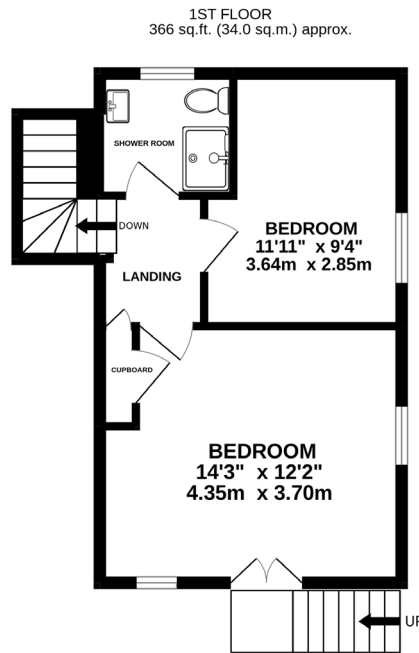
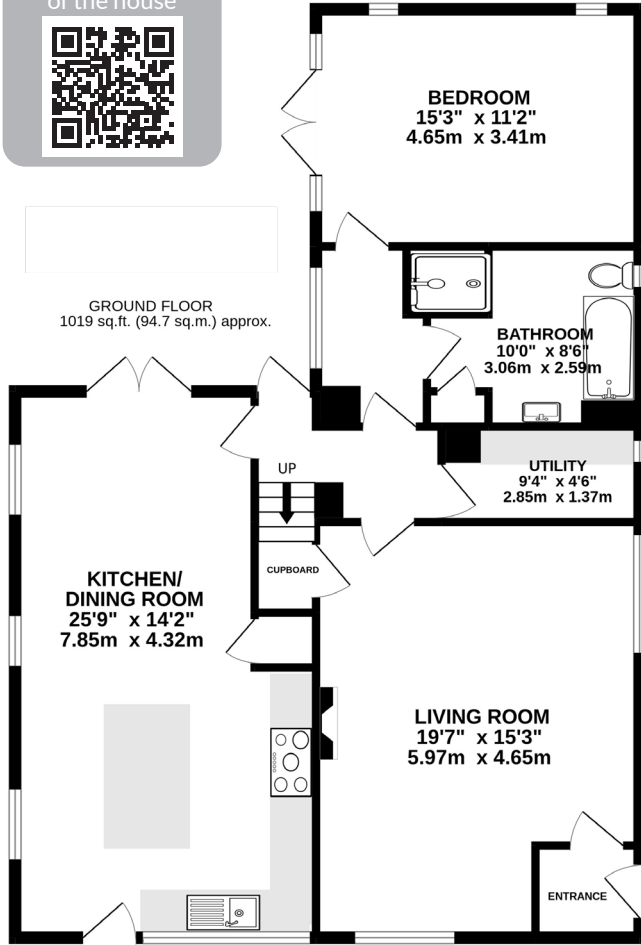
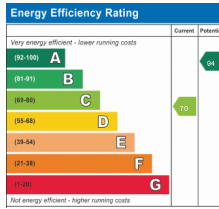
Band - F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

## FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.







TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fine & Country Abergavenny  
Tel: +44 (0)1873 736515  
abergavenny@fineandcountry.com  
21 Nevill Street | Abergavenny | Monmouthshire NP7 5AA