



Clydach Villa Church

£600,000

- Impressive property with original features
- Views across the historic valley gorge
- Tiered gardens with orchard area
- Garaging, workshop and outbuilding
- Extensive accommodation
- Offering potential for dual family living
-
- EPC Rating: F



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About the property

Situated within the Brecon Beacons National Park, appreciating views across the opposite hillside and wooded Clydach Gorge, offering a superb location for those seeking to enjoy the splendid historic area, with enchanting waterfall, remains of the former ironworks, and modern cycle route, foot paths/tramways, lead through scenic countryside taking in views of the old limestone quarries. The property itself, is immediately accessed off the slip road directly from the main Heads of the Valley road, providing convenient access to the pretty canal village of Gilwern and the nearby main shopping Town of Abergavenny with local rail station. Occupying a slightly elevated setting, the property is approached via a pillared entrance, with driveway drawing up to the front of the property, leading around the side to the garaging. The grounds incorporate a tiered garden to the side and extensive orchard to the other side with steps meandering through the grounds to the above boundary. There is a stone outbuilding, ideal for small livestock. Glazed area, composting bank, open fronted high pitched roof workshop.

The property has been in family ownership for three generations, retaining internal character features, such as picture rails, archways, some window shutters, fireplaces to most rooms including Bedrooms, there is an adjacent covered drying area and patio with charming feature Well, brick built barbeque. Outhouse with relatively well preserved bread oven dating circa 1800's.



Accommodation

Brief Accommodation

The symmetrical design provides a comfortable layout, briefly comprising three Reception Rooms, Kitchen/Breakfast Room, self-contained ground floor Bedroom with ensuite Shower Room and potential to extend by incorporating nearby rooms. The First Floor enjoys triple aspect views, four well proportioned Bedrooms (one ensuite) plus main Shower Room. Staircase leading up to the Attic Rooms, currently arranged into two rooms with interlinking Shower/Bathroom.

Front Porch

Ideal size for seating area, enjoying the views across the valley.

Reception Hall

Main staircase leading to first and second floor. Doors to principal rooms.

Sitting Room

16' 5" x 13' 4" (5.00m x 4.06m)
Attractive dual aspect room with bay window to side, folding shutters. Feature fireplace with polished

fire surround and matching mantelpiece, with inset wood burner. Wooden floor.

Dining Room

16' 10" x 13' 4" (5.13m x 4.06m)
Views to front aspect. Impressive open fireplace, with dressed surround and tiled inset, with copper canopy. Double doors with stained glass upper panel open through to:

Games Room

19' 9" x 13' 4" (6.02m x 4.06m)
Ornamental stone fireplace with fire surround. Window to front and side, door to outside.

Ground Floor Ensuite Bedroom

16' 4" x 11' 11" (4.98m x 3.63m)
A versatile room, featuring French doors opening out to the covered outdoor area, ideal for seating. The room incorporates a corner shower cubicle and separate Belfast style sink. Potentially a good home office area or as set towards the rear of the house close to the mid-level area, could be adapted to provide a more self-contained annexe area, subject to any necessary regulations. There is also access to

01495360922

ebbwvale@peteralan.co.uk

Floorplan

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