

# CHRISTIE

RESIDENTIAL

SCHOOL HOUSE, CWMYOY, ABERGAVENNY,  
NP7 7NT

PRICE £625,000









## ABOUT THIS PROPERTY

A charming detached period home located in an exquisite rural position within the sought after village of Cwmyoy. The village is located in the picturesque, Llanthony Valley, 8 miles from the thriving market town of Abergavenny and 17 miles from the cultural and literary hub of Hay on Wye. Perched on the hillside behind St. Martin's Church, in the lee of Hatterall Ridge, School House, as the name suggests, is a converted school retaining a wealth of character and period features and offering exceptionally generous proportions throughout.

The ground floor accommodation comprises a central entrance hall that leads on one side to the superb 27' kitchen/family room fitted with modern units and an electric aga. This room also benefits from a wood burning stove, double aspect including French doors out to the front and an attached garden room providing an ideal spot to enjoy the breathtaking views across the valley. In addition, there are two further reception rooms, including one with a Juliet balcony overlooking the garden, a large utility room and downstairs WC. On the first floor the principal bedroom replicates the 27' proportion of the living space below with the additional benefit of vaulted ceiling and exposed A-frame timbers with a door out with steps down to the rear garden. There are two further double bedrooms, either side of the bright and airy landing, as well as a family bathroom and separate shower room. While retaining exceptional period character throughout, the property also benefits from recent efficiency improvements in the form of extensive roof and wall insulation and the addition of an air source heat pump.

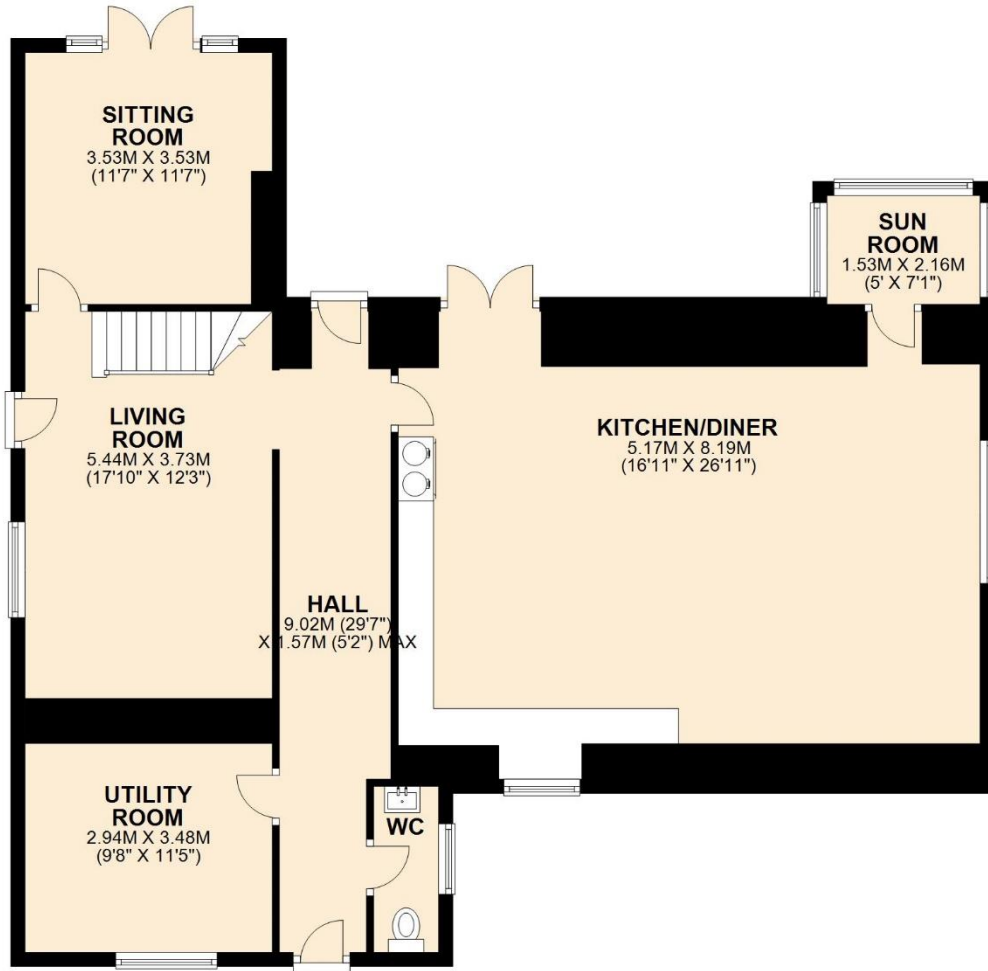
School House is approached via a winding country lane leading to a forecourt area which has been landscaped to provide parking for two cars. To the front of the property there is a superb garden which enjoys the most breathtaking 180 degree views across the Llanthony Valley. Accessed directly from the house is a large terrace laid with flagstones and providing a wonderful space for outside entertaining or just soaking in the spectacular vista. From the terrace, steps lead down to a large section of lawn below which wraps around to the side of the house where there is a pond. Below the main garden is a further, more productive area, where previously there has been a vegetable garden, and there is also a small orchard of fruit trees. To the rear of the house there is a mature garden with a wealth of shrubs and trees, comprising a lower lawn and a number of terraces accessed via stone steps. Directly behind the house is a very useful detached stone built outbuilding with power, which is divided into three units utilised as garden stores.

School House is a superb home of exceptional character and charm, both inside and out, which enjoys a rarely available and enviable location. Offered with no onward chain.



### GROUND FLOOR

APPROX. 120.5 SQ. METRES (1297.2 SQ. FEET)



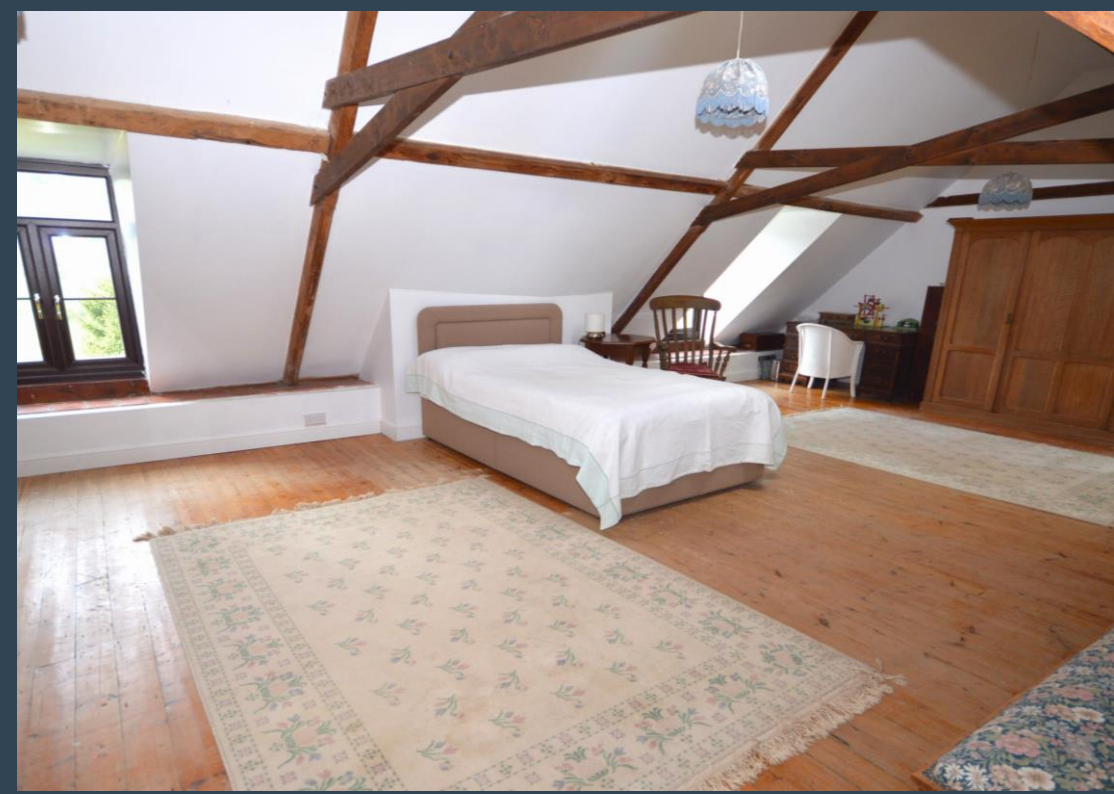
### FIRST FLOOR

APPROX. 108.9 SQ. METRES (1172.6 SQ. FEET)



TOTAL AREA: APPROX. 229.5 SQ. METRES (2469.8 SQ. FEET)







## DIRECTIONS

From Abergavenny take the A465 towards Hereford before taking the left turn signposted Llanvihangel Crucorney. Take the left turn after the Skirrid Inn signposted Cwmyoy/Llanthony. Continue down the hill before bearing left. After 2.8 miles turn right into Cwmyoy. Follow the lane for 0.4 miles, over the river bridge and up the hill bearing right. The road turns left and continues up the hill passing behind St. Martin's Church. Finger signs point along a straight stretch of road whereupon School House can be found after 0.1 miles. The What3Words reference is ///remembers.mass.motion

## USEFUL INFORMATION

**COUNCIL TAX:** Band H. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that there is an air source heat pump and that mains electricity is connected to the property. The water supply is primary source from a shared spring and drainage is via a septic tank. Due to the rural location there is only standard broadband available with an estimated maximum speed of 4 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.