



**The Wiral, Llanthony,
Near Abergavenny**

LLANTHONY, Near Abergavenny, NP7 7NN

For sale for the first time in a generation (54 years).

Situated in the Black Mountains and the Brecon Beacons National Park,
in the renowned Llanthony Valley in an area of outstanding natural beauty.

This uniquely attractive property of considerable historic interest, is set in an equally unique setting on a level shelf, at 1140 feet, high above Llanthony Abbey. It commands almost completely unspoilt far-ranging outlooks over the valley and the Black Mountains with barely a clue to indicate that we are now in the second millennium. Notwithstanding its secluded location almost a mile up a farm track, the property is located within about 7 miles of the main A465 Abergavenny to Hereford road giving convenient access to principal routes and the motorway system.



THE WIRAL

extending to over half an acre

A rarely occurring opportunity to acquire a courtyard range of buildings completely hidden from general view; which has been little altered over numerous generations, having a distinct atmosphere of years gone by and enjoying an unrivalled setting well in the eye of the sun, but sheltered from the north and east winds.

THE HOUSE

backs onto the courtyard, the front elevation facing the mature gardens, it is constructed of attractive local stone and stands under a felted, part stone tiled and part Welsh slated roof. The accommodation which possesses great character is comfortable, has the advantage of oil-fired central heating, and comprises:



On the Ground Floor:

A hardwood front door with an inner glazed door giving access to the

SITTING / DINING ROOM 24'4" x 15'9"

enjoying three aspects and having a flagstone surfaced solid floor, exposed timber beams and joists, Oak fire surround to the fireplace with an open flue, three double panel convector radiators, window shutters and a window seat. French windows lead out to the gardens. A most uncommon low headroom doorway leads through to the

KITCHEN / BREAKFAST ROOM 15'6" x 10'9" min.

a bright, well-lit room with a flagstone surfaced solid floor, range of off-white kitchen units with Capri polishable working surfaces, base units providing drawer and cupboard space, built-in Diplomat automatic dishwasher and built-in refrigerator. Inset Franke (F.A. Porsche designed) sink unit with vegetable preparation bowl and mixer tap, wall mounted shelving, base unit having an Oak surface inset with a four-ring Calor gas hob, original bread oven with cast iron door to the rear with an interesting arched recess. Adjacent is a stone fire surround with massive stone uprights and concealed lighting, this housing a cream coloured oil-fired Rayburn range cooker having a circuit to the hot water system. Four double power points and ceiling mounted spot lights are provided. There are exposed beams, an early candle recess/shelf and a window incorporating a window seat enjoying an outlook over the gardens, whilst to the opposite side is a window of early design facing the courtyard and entrance-way. Access through to the



REAR ENTRANCE LOBBY / UTILITY AREA with a flagstone floor, recess and plumbing for an automatic washing machine, radiator, 10'2" x 5'4" av. two double power points and cloaks hanging space. Internal glazed double doors and the original wooden door lead out to the gardens.

BATHROOM 9'10" x 8'7" av. a spacious room the solid floor having high specification Karndean vinyl flooring installed. There is a white suite comprising a panelled bath (h & c) with a Grohe shower blender and a glass shower screen, a vanity unit houses a Utopia wash hand basin with a mixer tap, the low flush w.c. having an integrated cistern. Adjacent are convenient storage cupboards and shelving. There is a heated towel rail and a window with window shutters overlooks the courtyard.

Curving stone stairs lead up from the Kitchen/Breakfast room to:

On the First Floor:



BEDROOM 1 16'6" x 15'4"

a spacious double room with two aspects and a high ceiling with an exposed roof truss and purlins. Fitted cream coloured carpet, one double panel radiator, two double and three single power points, a lighting circuit and a telephone point. The windows with window shutters and stone sills enjoy views over the garden and the courtyard. There is an original fireplace with a stone hearth. **Airing Cupboard** with lagged hot water cylinder having hot water circuit and stand-by immersion heater. Cold water header tank. Fitted slat shelving. Arch through to

EN-SUITE DRESSING ROOM 12'3" x 7'11"

with shuttered gable end window and front aspect window. Low flush w.c. with concealed cistern, vanity unit with vanity mirror and lighting, inset Heritage wash hand basin flanked by glazed bathroom cabinets to either side and with drawer and cupboard space below. One double panel radiator, two single power points and a shaver point. Wide full height wardrobe cupboards provide deep hanging and shelf space.

A separate feature stairs with cantilevered steps leads up from the Sitting/Dining Room to



BEDROOM 2 / OFFICE 21' x 8'7"

a good sized room with partially reduced headroom, exposed walk-through roof trusses and purlins. A gable end window and two dormer windows with shutters overlook the gardens. There are three radiators, power points and a telephone point.

A short distance from the main residence, just across the courtyard is the old stone- built felted and slated roofed

FORMER THRESHING BARN

which is well-maintained and provides very pleasant ancillary accommodation thus ensuring that visitors have a good degree of autonomy and privacy, it currently comprises:

Half heck front door with steel strap hinges and dragonfly door knocker giving access to the

ENTRANCE HALL with a doormat well, Oak boarded floor, exposed stone wall, planked, tongued and grooved ceiling and lancet hole window. 17'3" x 4'7" min. Herringbone planked Oak partition to

BATHROOM 14'2" x 5'2" with exposed stone walls, Oak floor and shuttered windows. There is a white suite comprising a wall-mounted wash hand basin (h & c), an Oak panelled bath with mixer/shower taps and a low flush w.c. Electric towel rail/radiator. Oak panelled **Cylinder Cupboard** with factory-insulated stainless steel hot water cylinder with an electric immersion heater installed.

From the Entrance Hall, an Oak door with a Suffolk type latch leads into the



PRINCIPAL BARN 44'11" x 15'5"

impressively spacious, being open to the 17'10" (5.43 metre) high apex and with exposed stone walls and Oak roof trusses, as well as lancet hole windows and high level windows, including unusual triangular openings to the north-western wall and to the gable end. The accommodation within this lofty building is open-plan and includes to one end a

KITCHEN AREA

with fittings including a dresser type unit, drawer and cupboard space, a double drainer stainless steel sink with a mixer tap, recess and plumbing for an automatic washing machine/dish washer. Here, on a stone hearth, is located an efficient "Esse The Ironheart 1854/2004" solid fuel fired cooker with an oven and double hot plate, this also providing space heating for the barn itself. The Oak floor has a central flagstone surfaced carriageway with bi-folding 8'5" wide glazed doors to the courtyard and double doors to the opposite side.



DINING AREA SITTING AREA

The original stone threshing floor is currently used as a and is flanked respectively by a pleasant towards the kitchen end and by

BEDROOM SPACE

to the opposite side with ample room for a double bedstead and a pair of single beds.

OUTSIDE

The Wiral is approached from the access track via an Oak gate leading into the level gravel surfaced courtyard where there is ample parking and turning space for several vehicles. The perimeter of the courtyard is formed by the various buildings but with a low stone wall opposite the main entrance providing a pleasing open aspect over pasture land including from a paved surface sitting-out area. The aspect of the courtyard renders it a veritable sun trap, well sheltered by the surrounding buildings. Adjoining the barn is an open-fronted, stone tile roofed **STORE SHED 31'8" x 12'3"** formerly a cart and pony shed with the old manger and a part pitched stone floor still present. This building, which has a wall-mounted vintage wash hand basin with a cold water supply connected, is utilised as a firewood store and for general storage purposes.



It is from the courtyard that the formal entrance door to the residence is accessed. A pedestrian door leads past the south-eastern end of the dwelling to the virtually level gardens which are a most attractive aspect of the premises. A small lean-to at one end of the house provides a useful **Garden Store** with a stone floor, shelving and electric light. Neatly concealed from the garden, in an enclosed area, is the external Grant oil-fired boiler and the 1800 litre capacity oil tank. To the immediate front of the house is a paved forecourt and apron leading in turn to areas of lawn intersected by two small water courses which merge just prior to leaving the property. A third water course is piped and feeds a small pond providing a habitat for a diverse range of flora and fauna. It is obvious that great care and thought have been expended to ensure that the gardens provide colour and fragrance throughout most of the year there being shrubs and perennials including Buddleia, Choisya, Dogwood, Fatsia, Hydrangea, Potentilla, Rambling Roses, Rhododendron and Viburnum Plicatum Mariesii, as well as spring flowering Primroses, Snowdrops and Daffodils to name but a few. Shade and shelter is provided by native hedgerow and individual trees including Bird Cherry, Hazel,

Lime, Mountain Ash, Sycamore, Willow and Thorn. The topography of the landscape encourages natural air drainage ensuring that the property is not located in a frost hollow but is frequently bathed in winter sunshine when the valley below can be enshrouded in a sea of winter mist and frost.

RIGHTS OF WAY, EASEMENTS, WAY-LEAVES, ETC.,

The property is sold subject to and with the benefit of any rights of way, easements, way-leaves, etc., which exist.

SERVICES

Mains electricity is connected. Private water supply from a spring rising on the adjacent hillside and piped to the property. Private drainage to a septic tank and soak-away. Telephone is currently connected. Current internet connection is via a satellite broadband system. Dishes for Freesat and Sky are present.



TENURE	Freehold.
POSSESSION	Vacant possession will be available upon completion.
OUTGOINGS	The property is understood to be in Council Tax Band “F”.
VIEWING	Strictly by appointment please through the sole agents: Nigel Ward & Company: Tel: (01981) 240140, www.nigel-ward.co.uk .
PRICE	Offers in the region of £950,000 are invited.
HISTORIC NOTES	<p>The Wiral was originally a tenanted farmstead, part of the Llanthony Abbey Estate, set on the eastern slopes of the valley above the un-cleared forest land in the bottom of the valley. Llanthony was a Priory of Augustinian Canons founded in 1108 by the de Lacy family, local Anglo Norman Marcher Lords. The Abbey survived until 1538, when it was Dissolved by Henry VIII; then in 1547 it was granted to Nicholas Arnold, a courtier, who had been his Lord Deputy in Ireland. Arnold descendants later sold it to the Harley family, Earls of Oxford, (connected with the origination of Harley Street). In 1809, the estate was purchased by Walter Savage Landor, an impetuous romantic poet, writer and republican who frequently wrote in Latin to circumvent the libel laws of the time. Landor invested heavily in Llanthony, became financially bereft and left for Italy in 1814, though the Estate remained in the Landor family until 1966. The last estate tenant came to The Wiral in 1959 and sold it to the present owner in 1968.</p> <p>The original lease from Elizabethan times still exists and is dated in the 34th year of the reign of Elizabeth I, equating to 1592. The dwelling would not have been constructed of stone originally and the existing house is believed to date from around 1789, whilst the Threshing Barn across the yard is dated 1840, a time of increasing agricultural prosperity.</p> <p>The Wiral is set on the line of the old parish road; which linked farms up and down the east side of the valley between Capel-y-Ffin and Cwmyoy, following the boundary of the pastoral land with the open Hill/Moorland above. Interestingly, also at this level, is a thin band of limestone amongst a set of very thick sandstones. This limestone was used to adjust the pH of the pastures in the locality to improve the productivity of the grassland. The local stone features prominently in most buildings in the valley including in Llanthony Priory itself.</p>

The Wiral and its setting were considered sufficiently inspirational to have been the subject of a painting in 1932 by the Swansea born but much travelled artist and horticulturist Sir Cedric Morris (1889-1982). The painting remains in a private collection in Wales and the property appears to have changed very little during the intervening 90 years.

THE NAME The Wiral (one r) is believed to be a corruption of the Welsh word for quarry which is Chwarel.

RECREATIONAL FACILITIES As mentioned previously, The Wiral is situated in the Brecon Beacons National Park, a designated area of outstanding natural beauty. For those interested in walking and riding the property is placed amidst some superb countryside. The area is particularly well endowed with regard to rural pursuits, activities reasonably near at hand include game and coarse fishing, sailing at Llangorse Lake, whilst there are golf courses at Abergavenny, Monmouth, Ross-on-Wye, Chepstow and Hereford as well as the former Ryder Cup venue at the Celtic Manor Resort at Newport. Horse racing also takes place at Chepstow, Cheltenham and Hereford. For those with gastronomic interests the area is well served by some very highly regarded restaurants.

SHOPPING Whilst travelling to either Hereford or Abergavenny is quite convenient; for those with the time to take in the stunning vistas, there is a single track road up the valley over the Gospel Pass to Hay-on-Wye (12 miles approximately). This popular Welsh Border township is now renowned for its annual Literary Festival and its bookshops but also has a good range of other interesting retail businesses.

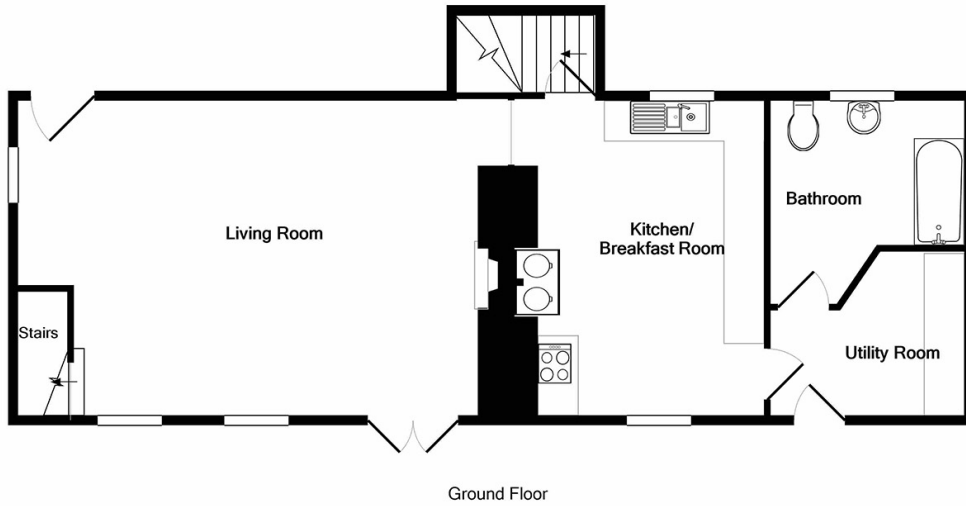
DIRECTIONS Llanthony is best approached from the A465 Abergavenny/Hereford Road by turning into the village of Llanvihangel Crucorney and turning down beside the Skirrid Mountain Inn, signposted Cwmyoy and Llanthony. Proceed down the hill and follow the road up the Llanthony Valley for approximately 6 miles as far as the village.

Viewing is strictly by appointment and prospective purchasers will be met at the public car park at Llanthony Abbey and transported to the property in a company vehicle.

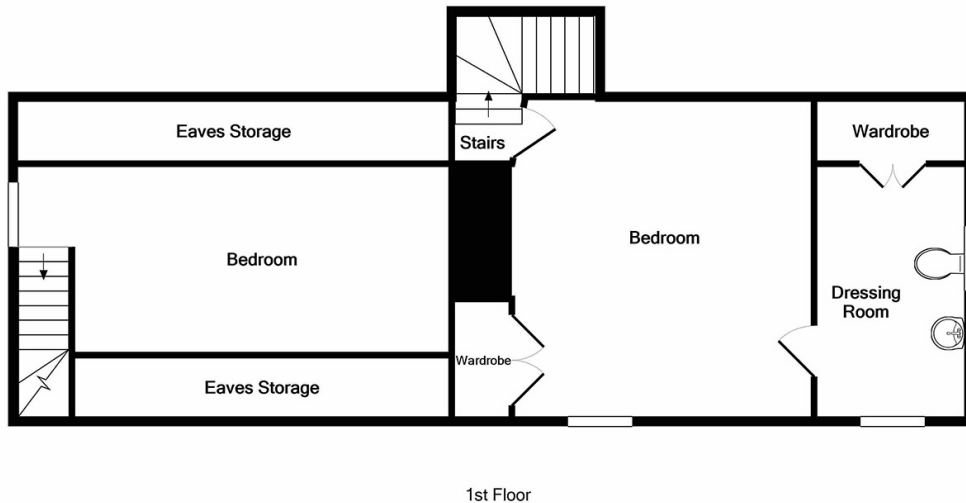
IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.

The House - Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Former Threshing Barn - Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	1 G	

Full EPCs Available Here:

The House:
<https://tinyurl.com/4wu4jawe>



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

The Barn:
<https://tinyurl.com/jhxzrhue>



or Scan the QR Codes.



The Wiral
in late
summer.





These Particulars do not constitute any part of an offer or a contract. All statements contained therein are made without responsibility on the part of Nigel Ward & Co. or the vendors, and are not to be relied on as statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These Particulars are supplied on the understanding that all negotiations are conducted through this office.



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