



BRYN HONDDU LODGE
Pandy, Abergavenny NP7 7PD

DJ&P **Newland Rennie** | RESIDENTIAL

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- 26' ENTRANCE HALLWAY
- DOUBLE ASPECT 20' 9" X 20' 9" LOUNGE
- FAMILY ROOM
- SUPERB ALL YEAR ROUND WOOD FRAMED BESPOKE CONSERVATORY
- TRIPLE ASPECT KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- FIVE FIRST FLOOR BEDROOMS (FOUR DOUBLE ROOMS)
- FOUR PIECE FAMILY BATHROOM SUITE
- SEPARATE SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- UNDERFLOOR HEATING TO PRINCIPAL AREAS ON THE GROUND FLOOR
- GARDENS SURROUNDING THE HOUSE
- SUMMER HOUSE
- GARDEN STORE
- DRIVEWAY FOR OFF STREET PARKING
- POTENTIAL FOR GARAGE SUBJECT TO NECESSARY CONSENT
- NO ONWARD CHAIN

DESCRIPTION

Affording fine mountain views over the surrounding Countryside towards the peak of the Skirrid Fawr, is this handsome, double fronted, stone dressed period country residence which has been extended and transformed into an elegant and most appealing comfortable family home presented in a style perfectly befitting its heritage and location, beautifully juxtaposed with contemporary enhancements and benefits. Offered to the market with no onward chain.

SITUATION

Bryn Honddu Lodge is situated in a rural country lane setting in the foothills of the Skirrid Fawr in the Monmouthshire village of Pandy, amidst beautiful surrounding countryside near to the 1200-year-old Offa's Dyke pathway which runs 177 miles through mid-Wales from Chepstow, yet also enjoys excellent car and bus access to Abergavenny (6 miles to the south) and to the Cathedral City of Hereford (18 miles to the north). Local amenities in the village include a primary school within walking distance, a petrol station, convenience store and a local church and hall. The area is also served by public houses including the Old Pandy Inn and the historical and locally renowned Skirrid Inn which is believed to be one of the oldest public houses in Wales, thought to date back over 900 years. Nearby are the Black Mountains and stunning Llanthony Valley that are popular for many outdoor recreational pursuits.

For more comprehensive shopping and leisure facilities, Abergavenny has a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well-known high street shops. Abergavenny also hosts a market several times a week and a highly regarded world famous annual Food Festival. The town has its own cinema and leisure centre as well as a number of restaurants for evening entertainment. The area is well served by schools for all ages. The railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South

West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

WELCOMING ENTRANCE HALLWAY

Partly glazed panelled entrance door with windows to either side, coved ceiling, mahogany parquet flooring with underfloor heating, staircase to the first floor, understairs storage cupboard.

GROUND FLOOR CLOAKROOM

WC, pedestal wash hand basin, extractor fan, mahogany parquet flooring with underfloor heating, panelled door.

DOUBLE ASPECT LOUNGE

Bay window to the front aspect affording a fine view across the countryside to the peak of the Skirrid Fawr, coved ceiling, feature fireplace with gas fire within, underfloor heating, panelled door. Set of sliding double glazed doors opens into:

ALL YEAR ROUND CONSERVATORY

A particular feature of this family home with double glazed windows in Wood frames to three sides, pitched glazed roof, large double glazed doors opening onto the patio and garden, slate floor with underfloor heating.

TRIPLE ASPECT KITCHEN/DINER

The kitchen is fitted with a range of wall and base level units in a solid oak finish to include various drawers and storage cupboards, corner display units, glazed cabinets and a wine rack, solid wood worktops with inset double bowl butler sink with double drainer to either side, space for range style cooker currently housing a Leisure Range, inbuilt fridge, space for American style fridge freezer, inbuilt dishwasher, inset spotlights to the ceiling, exposed beams to the ceiling, double glazed windows in wood frames to the front (through family room), side and rear aspects with slate window sills affording a view across the countryside, oak floor boards with underfloor heating. Opens to **front lobby** with useful cloaks hanging space,

tiled floor, partly glazed door opening into front garden. An archway opens into:

FAMILY ROOM

Bay window to the front aspect enjoying a view towards the countryside beyond, fireplace with wood burner and display recesses to either side, continued oak flooring with underfloor heating.

FROM THE ENTRANCE HALLWAY AN ARCHWAY OPENS INTO:

UTILITY ROOM

Fitted with a range of wall and base level units including a tall storage cupboard, laminate worktops with inset 1½ bowl sink unit with mixer tap, tiled splashback surrounds, space and plumbing for washing machine and tumble dryer, floor standing boiler, double glazed window in a wood frame, partly glazed panelled door opening into the garden, panelled door to the hallway, tiled floor.

FIRST FLOOR

LANDING

Double glazed window in a wood frame and two Velux windows to the rear aspect overlooking the fields beyond, mahogany staircase with mahogany balustrades and newel posts, exposed beams, radiator, airing cupboard housing hot water cylinder with time control unit.

DOUBLE ASPECT BEDROOM ONE

Double glazed window in wood frame to the front and side aspects with countryside views towards the Skirrid Fawr, inbuilt wardrobes, two radiators, panelled door.

BEDROOM TWO

Double glazed window in wood frames to the rear aspect, radiator, inbuilt wardrobe, panelled door.

BEDROOM THREE

Double glazed window in a wood frame to the rear aspect, radiator, panelled door.

BEDROOM FOUR

Double glazed window in a wood frame to the front aspect, radiator, panelled door.

BEDROOM FIVE

Double glazed Velux window to the front aspect, radiator, panelled door.

L SHAPED FAMILY BATHROOM

Fitted with a four piece suite to include a large freestanding circular bath, shower cubicle with thermostatic shower mixer, wash hand basin set into vanity storage unit with cupboards beneath, low level WC, double glazed window in Wood frame, radiator, panelled door.

SHOWER ROOM

Corner shower cubicle with thermostatic shower mixer within, ceramic sink set into vanity storage unit. Vanity storage unit with two cosmetic drawers, WC with concealed cistern, ladder towel radiator, panelled door.

OUTSIDE

The property is set back from the roadside and approached via a pathway leading to the front door. The garden is surrounded by attractive gardens to three sides hosting an abundance of herbaceous shrubs and borders, mature trees, flora and fauna, attractively planted throughout the garden. The patio adjoins the conservatory providing a splendid spot to admire the view with a pathway meandering through the garden to a hidden seating area. Garden Summerhouse and Garden Store with slate roof. A driveway leads to considerable off street parking and potential to create a garage subject to the necessary consent. This area of the garden also contains a garden pond and a further garden store.

Agent's Note: the property has its own driveway and also a right of access to a shared driveway which leads to the properties at the top of the drive (formerly the manor house).

GENERAL

Tenure: We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

Services: Private drainage to septic tank, spring water, mains electricity, oil fired central heating. Telephone subject to service provider regulations.

Council Tax : H EPC : E

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01873 859331.

GUIDE PRICE

Offers in excess of £650,000

PLANS AND PARTICULARS

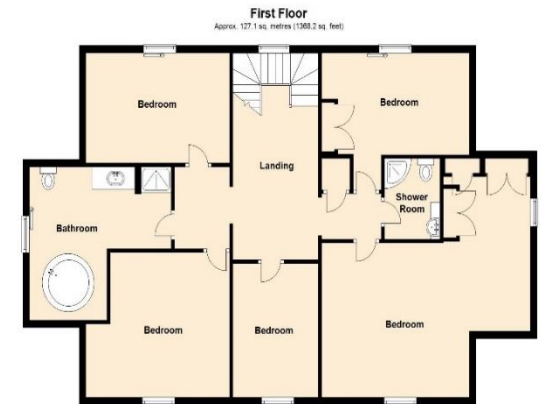
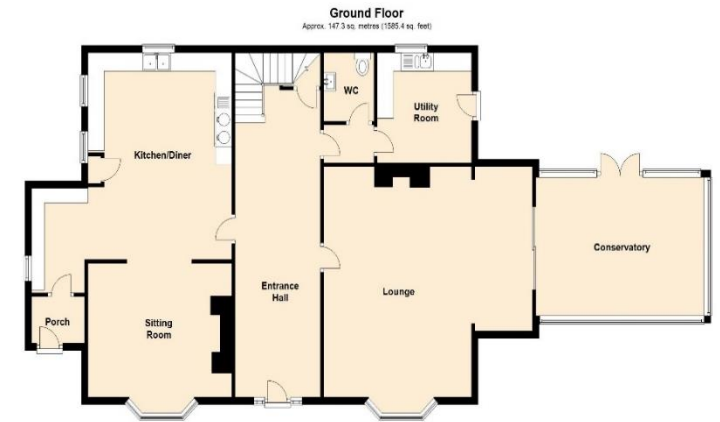
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







Total area: approx. 274.4 sq. metres (2953.6 sq. feet)