

CHRISTIE

RESIDENTIAL

“PARK HOUSE”, 67 PARK STREET  
ABERGAVENNY, NP7 5YD

PRICE £725,000





## ABOUT THIS PROPERTY

Occupying a prime central location within walking distance of Abergavenny town centre, 'Park House' is a superb detached Victorian residence offering both a rare breadth of accommodation and period character and charm. Stone built under a slate roof, the property offers exceptional and much improved accommodation throughout with high ceilings and a range of original features. The downstairs accommodation comprises a central entrance hall with cornices and corbels as well as a newel post and spindle balustrade staircase to the first floor. Off the entrance hall is a large lounge with bay window and feature fireplace, and a second sitting room also with a bay window. The real heart of this fabulous home is the fantastic 26ft kitchen and family room with vaulted ceiling, picture windows and French doors to three elevations overlooking the stunning mature rear garden. There is also a sizable utility room which also benefits from direct access to the gardens. From the hallway steps lead down to the large cellar divided into two separate storage rooms. The first floor accommodation affords two large double bedrooms with double aspect sash windows, two further single bedrooms and a large and well-appointed four piece family bathroom. The second floor offers two further generous double bedrooms, again with double aspect and a further family bathroom.

The property is set back behind a low stone wall with hedging for privacy and includes a driveway to the side that provides parking for three cars. The fabulous rear garden is truly exceptional for such a centrally located home. It incorporates a large patio directly accessed from the kitchen which leads onto a mature main garden which has been extensively planted to create a dazzling array of colour whilst retaining a wild garden feel. To the side there are a number of raised beds, vegetable garden and greenhouse. A central rose pergola leads to an area of lawn to the rear with various seating areas screened by mature hedging and apple trees. It is a wonderful garden that marries perfectly with the idiosyncratic nature of the property itself.

In summary, 'Park House' is a magnificent and truly unique opportunity to purchase one of Abergavenny's most distinctive and charming period houses; a property that affords a rare blend of generous accommodation and unsurpassed character both inside and out.



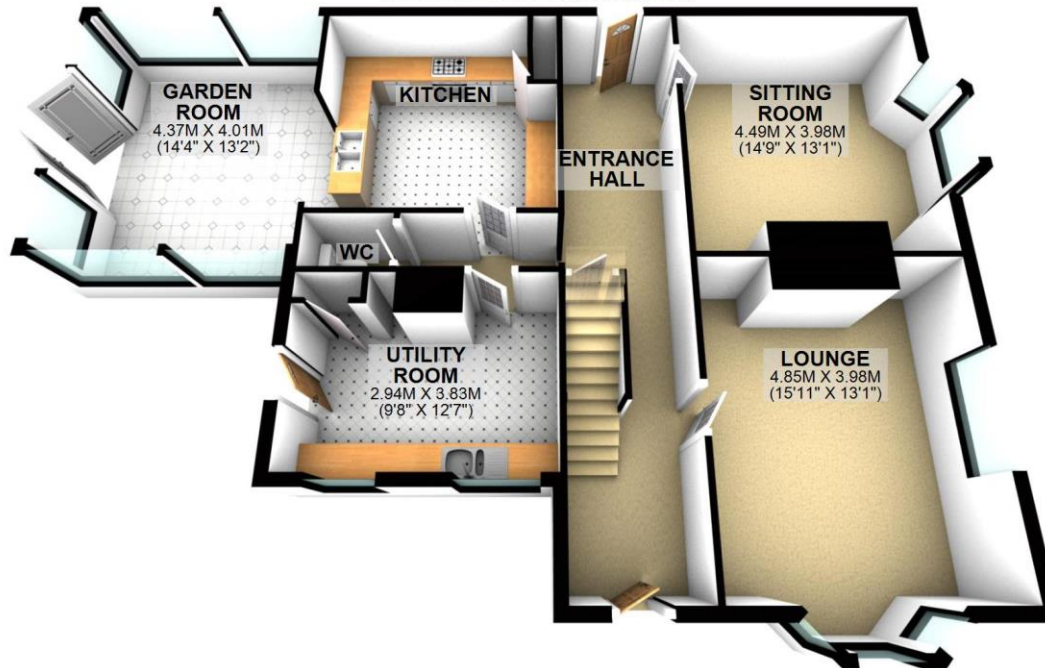
### FIRST FLOOR

APPROX. 74.3 SQ. METRES (799.8 SQ. FEET)



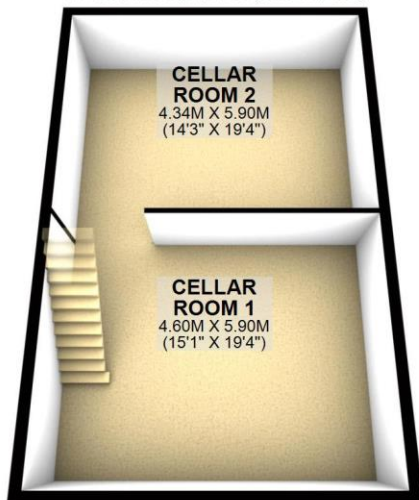
### GROUND FLOOR

APPROX. 104.9 SQ. METRES (1129.1 SQ. FEET)



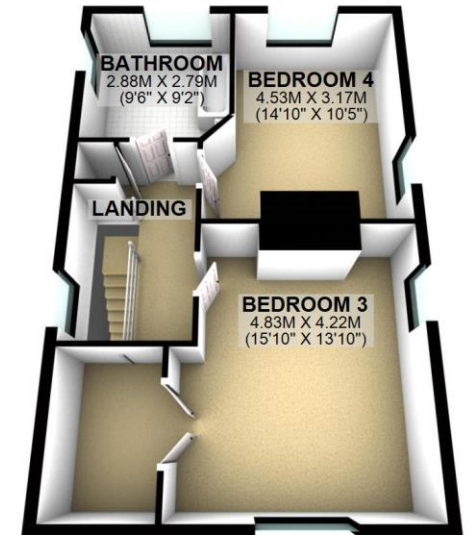
### BASEMENT

APPROX. 53.3 SQ. METRES (573.9 SQ. FEET)



### SECOND FLOOR

APPROX. 57.3 SQ. METRES (616.8 SQ. FEET)



TOTAL AREA: APPROX. 289.8 SQ. METRES (3119.5 SQ. FEET)



## DIRECTIONS

From our office on Cross Street (NP7 5EU), follow the road to the end and bear right past the Market hall into Market Street. Follow to the T-junction and left into Lion Street. Follow the road as it turns into Frogmore St (main shopping area). After 200 yards turn left on to Baker Street. After 150 yards turn right into Tudor Street and carry on for a further 150 yards to the junction. Cross straight over the junction into Union Road East and the property can be found 200 yards along the road at the right turn into Park Street.

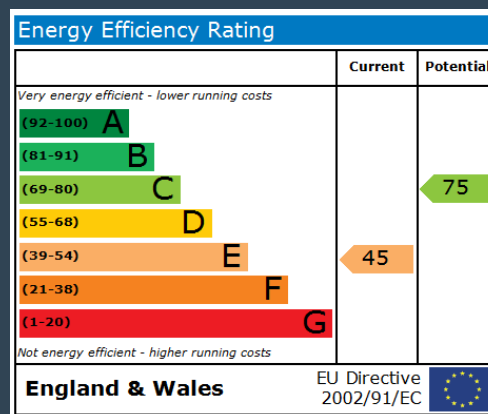
## USEFUL INFORMATION

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property.

**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.



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.