



## Old Court, Castle Street, Abergavenny



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## Description

**\*\*MASSIVE REDUCTION\*\*** Immaculately presented family house situated in the centre of Abergavenny close to the railway station and all local amenities. Location The location of Old Court is unique, in that, whilst just off Castle Street in the centre of Abergavenny, it is hidden away from the hustle and bustle of this historic market town, behind ancient stone walls. The town itself provides a wide range of shopping, educational and recreational facilities and enjoys links with the major commercial centres of Bristol and Cardiff and the M4 corridor, whilst being perfectly placed to access the beauty and outdoor pursuits of the Brecon Beacons National Park. Abergavenny railway station provides links to Manchester in the North and Cardiff and Swansea in the West. The Property One short step from the town, takes you through the gates to reveal an almost secret haven set in large gardens in a series of terraces which look South to a completely unspoilt view of the Blorenge mountain. The idyllic gardens are comprised of a series of lawns and walkways which are beautifully maintained. There are several quiet, almost hidden seating areas, together with two very attractive summer houses, a garden workshop and store and various storage sheds. Also in the grounds is the Old Coach House which is presently being used as a garage and workshop with an upstairs area that could easily be converted into additional accommodation. There is parking for several cars. The gardens enjoy complete privacy from the surrounding area as they are shielded by the ancient town wall and on the Southern boundary by the tall evergreen hedges. There is an enchanting kidney shaped pond in the lower terrace. Old Court is Grade II listed and probably dates back to the 17th Century with late Georgian and Victorian additions. The property has been extensively refurbished, and combines the perfect blend of period charm with modern comforts. It is a substantial property over three storeys, all beautifully presented in excellent order. Leading from the impressive reception hall there is a sitting room, a dining room and a lovely light and airy main room which flows into a magnificent conservatory spanning the whole of the Southern side of the house with uninterrupted views over the surrounding countryside. There is an excellent family kitchen with adjoining breakfast room. Beyond, is a rear hallway leading into a utility / bathroom. A beautiful staircase leads up to a half landing which has a small library and seating area and features an attractive stained glass window. On the first floor, there are four large bedrooms, each retaining a number of original features including fireplaces and exposed ceiling beams. One bedroom has a town wall balcony overlooking the gardens. There are two bathrooms on this floor. On the second floor are four further bedrooms and two bathrooms, one en-suite. Summary Old Court is a prominent and distinguished property, and



whilst at present a family house, ideal for entertaining and outdoor events, there are definite possibilities for business use, with ample parking and the opportunity to convert the Old Coach House and adjoining studio for this purpose. Directions From the A465 Heads of The Valley Hardwicke roundabout, take the road sign posted Town Centre (Monmouth Road) and continue past the railway station and bus station. Turn left up the side of The Angel Hotel past Abergavenny Castle on your left and continue for approximately several hundred yards. Old Court is on the left hand side. 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 by appointment only with the agent FoyWilliams, Abergavenny (01873 855503) Please note all rooms are approximate electricity installations, central heating and plumbing and drainage installations are noted in Particulars on the basis of a visual inspection only. They have not been tested and no warranty is given on installation or any element or fabric of property



## **Old Court, Castle Street, Abergavenny**

Address : Castle Street, Abergavenny, Monmouthshire NP7 5EE, UK

Post code : NP7 5EE

Number of Bedrooms : 8

Number of Bathrooms : 5

Property Type : House

Asking Price : 850,000

### **Agent Details:**

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