



# Church Cottage & Caravan Park

## Llanvetherine

### Abergavenny, Monmouthshire

A superb lifestyle opportunity to acquire a three bedroom period cottage with established caravan site.

- Excellent location and beautiful position close to Abergavenny •
  - Detached Cottage with large enclosed garden •
- Significant potential for modernisation & extension of Cottage •
- Valuable caravan park site with scope for further commercial development •



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# Church Cottage & Caravan Park

Llanvetherine, Abergavenny, Monmouthshire NP7 8RG

Situated within the beautiful hamlet of Llanvetherine only 10 minutes from the Welsh Border town of Abergavenny, Church Cottage & Caravan Site is a hidden gem.

The property offers potential for a purchaser to extend and modernise (subject to the relevant consents) a lovely period cottage to their own requirements.

The attractive compact caravan park site offers the unique opportunity to take over an established site, with significant potential for this to be enhanced and developed further to provide a valuable commercial revenue.

Abergavenny – 4.8 miles  
Monmouth – 12.5 miles  
Ross-on-Wye – 17.5 miles  
Hereford – 23 miles

## Location & Situation

Church Cottage enjoys an excellent accessible location situated alongside the B4521 Old Abergavenny to Ross on Wye Road, which connects direct to the A40 / A465 at Abergavenny and A40/M50 at Ross on Wye.

Llanvetherine is a beautiful hamlet surrounded by rolling countryside on the fringe of the renowned Black Mountains and close to the Brecon Beacons National Park.

A footpath leading from the property connects directly to the famous Offa's Dyke footpath which offers a valuable attribute to the property, in a thriving tourism area. Other important attractions in the area include the historic Castles at Whitecastle, Skenfrith and Raglan as well as the Monnow and Usk Valleys for recreational activities such as Fishing.

Extensive facilities and amenities, including leisure, shopping and educational establishments are available a short distance away at Abergavenny, or slightly further afield at Monmouth and Ross on Wye.



## Church Cottage

The dwelling comprises of a two storey detached period cottage with slate roof and traditional painted brick elevations. The cottage possesses significant potential for further modernisation and refurbishment. A new single/double storey extension to increase, and possibly reconfigure, some of the internal accommodation to provide a beautiful modern family home is possible, subject to obtaining the necessary consents.

The existing accommodation comprises;

Storm Porch with front door leading into;

**Sitting Room** – double aspect room with feature fireplace with slate hearth and fitted woodburner; staircase to first floor accommodation; UPVC double glazed windows to front & side aspects; Terracotta tiled floor;



**Reception Dining Room** – door through from Sitting Room; Oil-fired Esse; UPVC double glazed windows to front and rear aspects;

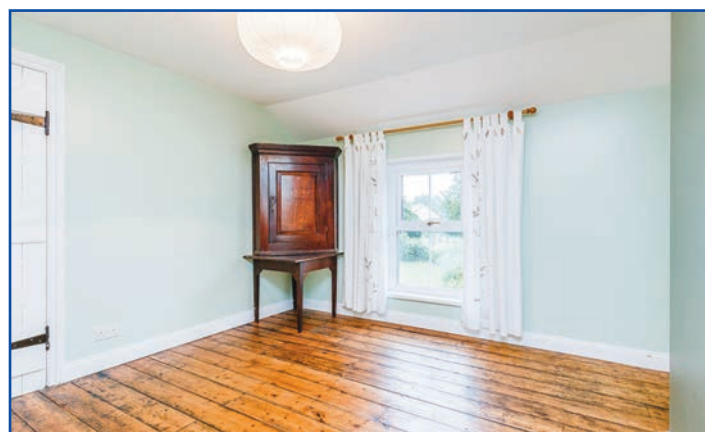
**Kitchen** – fitted base units and sink unit with chrome mixer taps and drainer; space for white goods; free-standing cooker; enclosed Pantry room;

**Shower Room** – L shaped room with electric shower and tiled cubicle; pedestal hand basin & WC;

**Rear Hallway** – leading to rear door; terracotta floor.

From Sitting Room stairs to first floor – separate access to;

**Bedroom 1** - double room with window to front aspect and slate hearth; exposed wooden stained flooring;



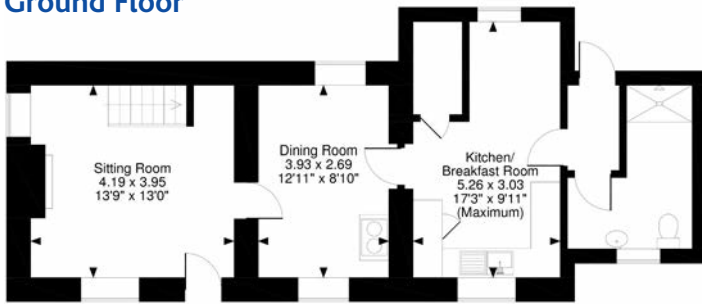
**Bedroom 2** - small double/single room with front aspect window;

**Bedroom 3** - single room with side aspect window;



## Church Cottage Floorplans

### Ground Floor



### First Floor



## Gardens

Enclosed from the Caravan Park site and extending to the front aspect of the Cottage is a spacious lawned garden with aluminium framed greenhouse providing a lovely enclosed garden area.

Steps lead down to a grass track which permits access to the adjacent churchyard and a footpath which leads to Whitecastle and connects to Offa's Dyke footpath. A small enclosed orchard area lies between this and a babbling brook which runs to the south of the Cottage and Caravan Park and provides a lovely setting and an additional amenity attribute.

## Caravan Park

Benefitting from an entrance direct from the B4521 a tarmac track leads through the well maintained Caravan Park Site to reach Church Cottage. The site comprises of a level to gently inclining lawned area enclosed with dense hedges, and enjoying a lovely position adjacent to Llanvetherine Church.

There are a number of informal and some slightly more formal pitches. The site is understood to be licensed for up to 20 pitches with approximately half the pitches occupied by seasonal caravans paying a seasonal licence fee and approximately half currently served by short touring caravan stays. Currently the site is not marketed or promoted to the public, and has been managed low key for a number of years following inheritance by the current vendor.

WC facilities serving the Caravan Park Site do exist in two outbuildings situated adjacent to & in the garden of the Cottage. However there is significant potential to develop the existing business and facilities (subject to any necessary consents). Certainly the provision of an improved entrance from the highway, development of serviced pitches and the provision of a modern WC/Shower facility would significantly benefit the site.

There is potential for any purchaser to also explore or diversify into glamping enterprises, such as yurts/shepherds huts and camping pitches if they so wish to do so, again subject to any necessary consents.

Given the established commercial nature on the site there may be some future development potential for residential use. A modest development clawback will be included in the sale contract to capture any windfall residential development that may come forward in the short term.



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## Services

Church Cottage is connected to electricity and mains water. Foul drainage to septic tank. Heating by way of oil fired Esse to downstairs central heating radiators. Wood burner in Sitting Room.

## Tenure

Freehold with full vacant possession available to Church Cottage on completion. The Caravan Park site is offered subject to the existing occupation arrangements of seasonal pitches, or with vacant possession to be negotiated for completion if desired by a Purchaser.

## Development Clawback

A development clawback will be included in the sale contract to capture any residential development (for new build additional residential dwellings) on the property. This will capture 25% of any uplift in value provided by a planning consent for single, or multiple residential dwellings, for a period of 15 years from the date of sale.

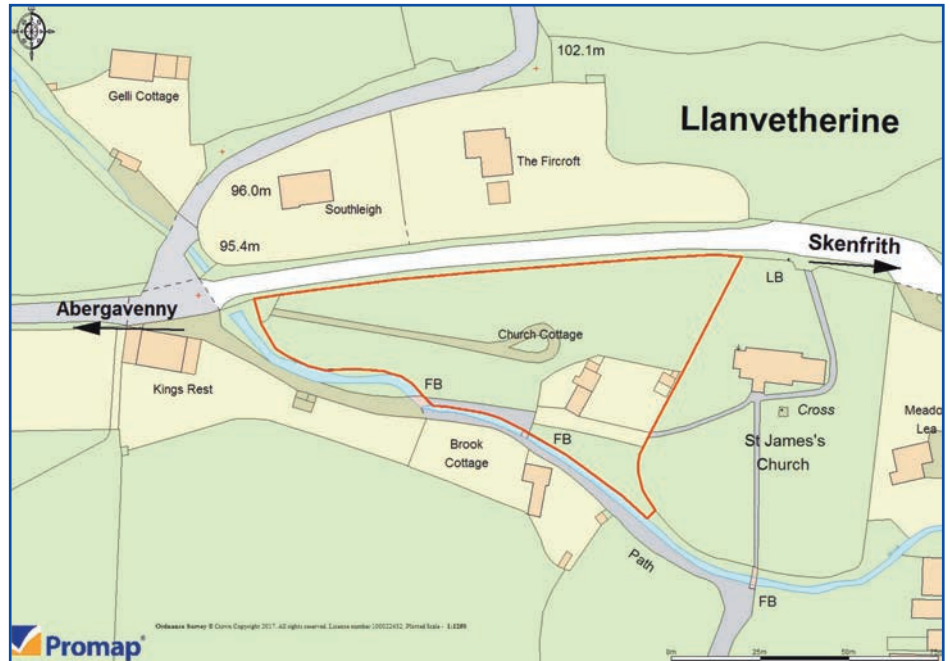
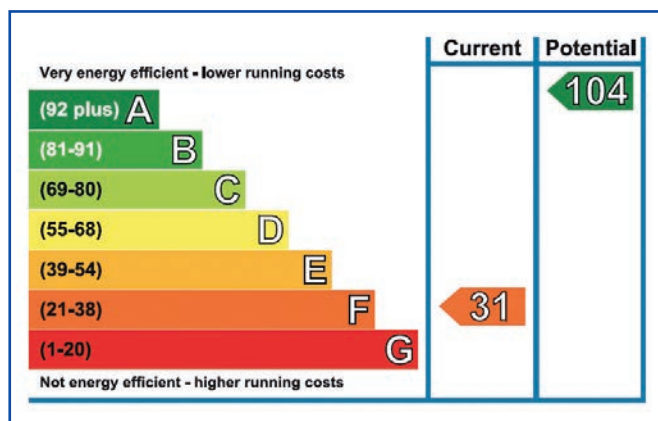
## Local Authority

Monmouthshire County Council. Tel: 01633 644644.

## Council Tax

Church Cottage is understood to be classified as Band F for Council Tax.

## Energy Performance Certificate Rating



## Wayleaves, Easements & Rights of Way

The property will be sold to, and with the benefit of, all existing wayleaves, easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these Particulars or not.

## Directions

From Abergavenny, take the Old Ross-on-Wye to Abergavenny Road (B4521) to Llanvetherine (also signposted Cross Ash & Skenfrith). After passing 'Lanes Garage' on the left hand side, you will enter the hamlet of Llanvetherine. The entrance to Church Cottage can be found on the right hand side.

## Viewings

Viewings strictly by appointment with the selling agent. Please contact Powells: 01600 714140.



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