

01600 860 300
grichards.co.uk

The Estate Office, Pant Glas, Llanishen,
Chepstow, Monmouthshire NP16 6QQ
Also at Wotton-under-Edge, Gloucestershire.



Red Hart, Llanvapley, Abergavenny, Monmouthshire, NP7 8SN

A Charming Location to Live and Work

A 5 bedroom village home with stabling and about 1.60 acres

For Sale by Public Auction

These details are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Regulated by RICS

Red Hart

Llanvapley, Abergavenny

Monmouthshire, NP7 8SN

Abergavenny 5 miles • Raglan 7 miles
Monmouth 10 miles • Chepstow 20 miles
Distances and times are approximate

Llanvapley is a small rural village in the heart of Monmouthshire and is well known for its beautiful rolling countryside and its rural quality of life.

This attractive location has excellent road connections with Chepstow and the Severn Bridge within half an hour's drive.

Both the thriving market towns of Abergavenny and Monmouth are close by with their extensive choice of schooling and high-quality stores including Waitrose.

The property provides an excellent opportunity to work from home whilst enjoying the splendid views and partaking in a multitude of country pursuits.

This property was formerly used as a pub before it was transformed into a spacious 5 bedroomed family home with dedicated work areas.

The property is set on the edge of the village with gardens, two stabling blocks, menage and two paddocks.

The Property

Red Hart is an impressive and characterful traditionally built detached house which was the village pub in former years.

This property has very spacious accommodation and provides an excellent opportunity to live and work from home.

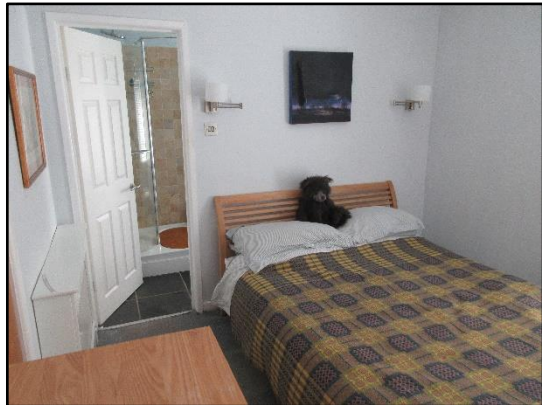
Downstairs

- Entrance Hall
- Dining Room
- Kitchen
- Utility
- Sitting Room
- 2 Cloakrooms
- 2 Large Work Areas

Upstairs

- 5 Double Bedrooms (one ensuite)
- Main Bathroom
- Separate Cloakroom
- Work / Games Area
- Office

There is also a Cellar.



Services

Mains electricity
Mains water
Oil central heating
Private drainage

Outside

To the side of the property is a large gravelled area providing space for parking several vehicles.

To the rear of the property is a lawned area with mature shrubs and plants enjoying delightful views over adjoining farmland.

Also to the rear of the property are two stabling blocks, two pasture paddocks and a menage.

The whole property totals about 1.60 acres.



EPC E

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the Vendor.

Outgoings

Council Tax Band D

Local Authority

Monmouthshire County Council 01633 644644

Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

Rights of Way and Easements

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies; and other rights and obligations, easements, quasi-easements and restrictive covenants; and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective Purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the Purchaser to any variation in areas on the deeds.

Tenure and Possession

The property is offered for sale freehold with vacant possession to be provided on completion.

Method of Sale

The property will be offered for sale by Public Auction at The Angel Hotel, Abergavenny, NP7 5EN, on TUESDAY 22nd OCTOBER 2019 at 6.30pm.

The Purchaser(s) will be required to pay a 10% deposit at the Auction with the balance of the monies within 28 days.

These particulars are issued solely on the understanding that all negotiations are conducted through the Agents Gwilym Richards & Co Ltd.

Conditions of Sale

The Conditions of Sale will be deposited at the offices of the Auctioneers and Vendor's Solicitor, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read out at the sale and any Purchaser will be deemed to have knowledge of such Conditions of Sale, whether inspected or not, and will bid on this understanding. In the event of any variance between these Particulars and the Conditions of Sale, the latter shall apply.

Vendor's Solicitor

Mr Nigel Flanagan, Gabb & Co Solicitors, 32 Monk Street, Abergavenny, NP7 5NW. Tel: 01873 852432

Lotting

The Agents reserve the right to vary the order of sale of lots or to amalgamate lots.

Reserve

The property is subject to a reserve price and the Vendor or their Agent shall be entitled to bid up to the reserve.

Anti-Money Laundering Regulations

In order to comply with Anti-Money Laundering Regulations, all persons intending to bid for the Property at the auction must bring with them two forms of identification –

1. Photo ID (e.g. passport or driving licence); and
2. Residential ID (e.g. current utility bill).

Viewing

By prior appointment with the Vendor's Agents. Prospective Purchasers should be aware that inspections are made entirely at their own risk and that neither the Vendor nor their Agent accepts liability.

Directions (NP7 8SN)

Red Hart is on the right as you leave the village heading towards Monmouth.

Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

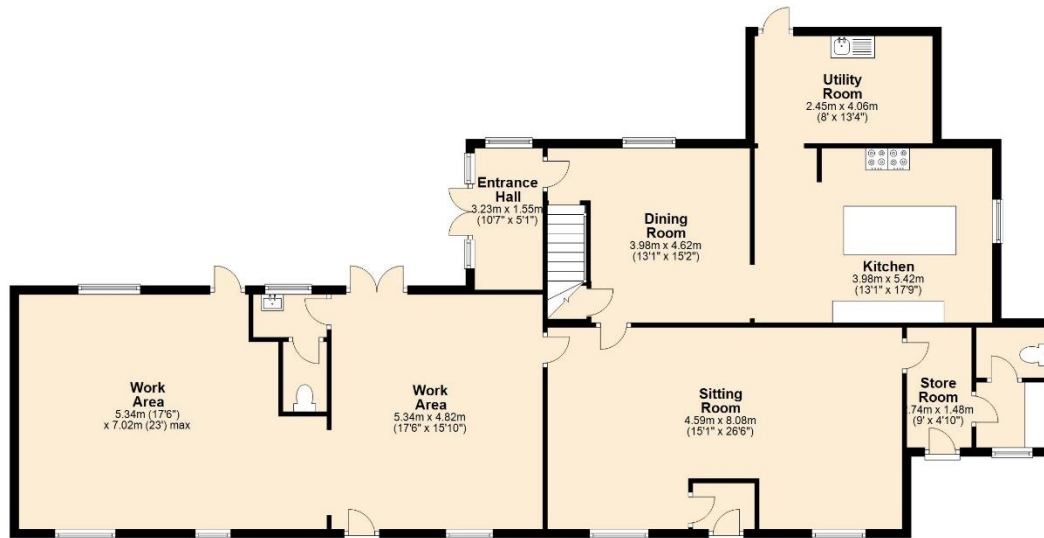
1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
5. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending Purchaser.
6. The information given herein in these particulars is given without responsibility on the parts of Gwilym Richards & Co Ltd or their clients. These particulars do not form any part of an offer or contract. Neither Gwilym Richards & Co Ltd nor their employees have any authority to make or give any representation or warranties of whatever nature in relation to this property.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by any way of statement of fact.
8. No liability is accepted for any expenses incurred where the property may have been sold, let or withdrawn.
9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. Licence No 100003759.
10. Plans are not scale and are for identification purposes only.

Photographs dated August 2019.

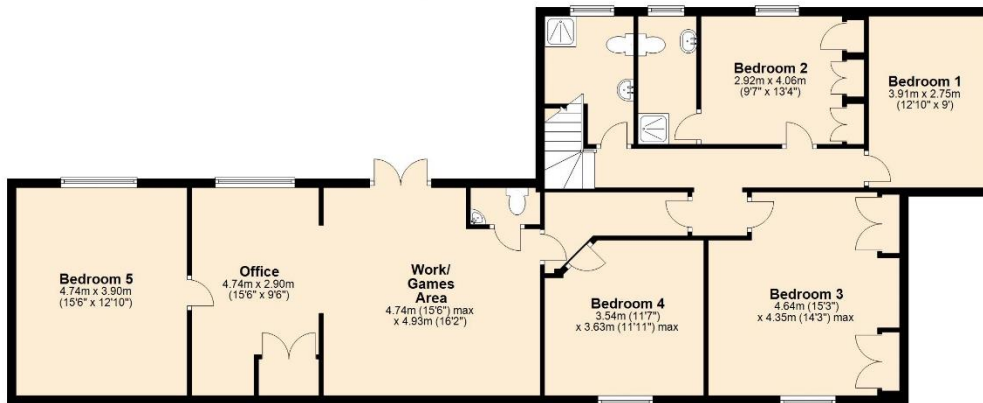
Particulars dated August 2019.



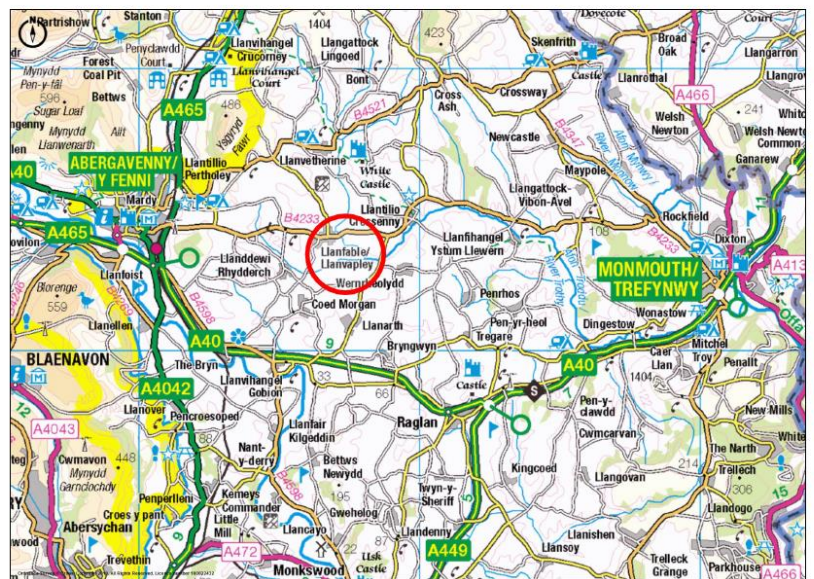
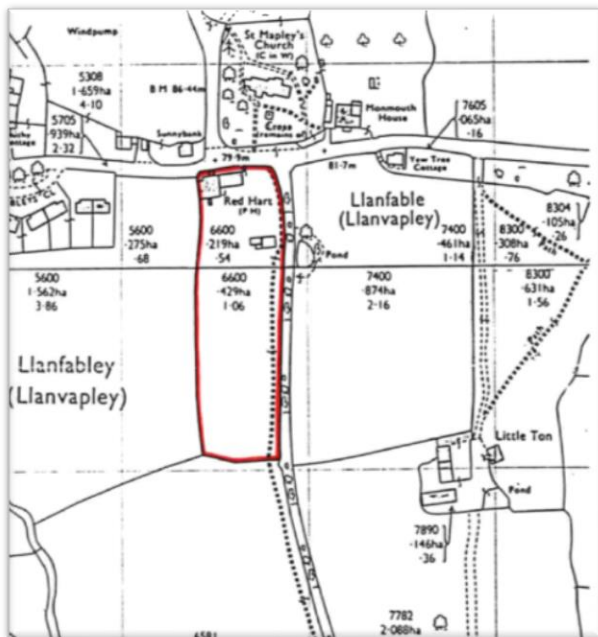
Ground Floor
Approx. 167.6 sq. metres (1804.4 sq. feet)



First Floor
Approx. 135.8 sq. metres (1461.9 sq. feet)



Total area: approx. 303.4 sq. metres (3266.3 sq. feet)



Promap v2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.
Licence number: 10002573
Printed Scale: 1:250000. Paper Size: A4