Christie Residential

YOUR HOME, HANDLED WITH CARE

White House Mews, Llanfoist, Abergavenny

£799,950

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk















About this property

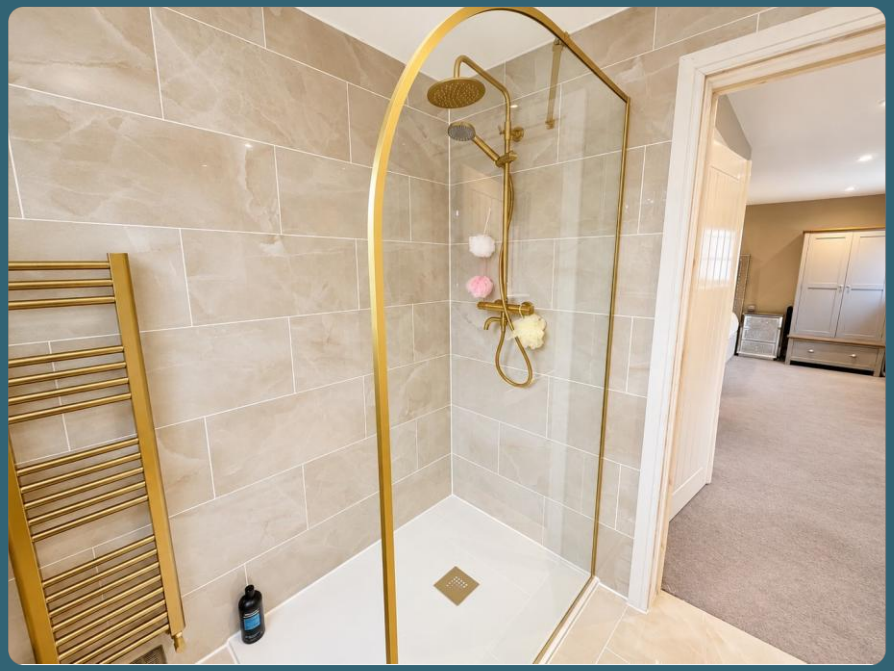
An exceptional country home with exciting business potential. Offering a rare combination of high-quality country living and an exciting business opportunity, White House Mews occupies an enviable position on the lower slopes of the Blorenge Mountain, on the rural fringe of Llanfoist near Abergavenny. Set within grounds of approximately 0.9 acres, this beautifully refurbished four-bedroom home enjoys far-reaching views across the Usk Valley towards the surrounding mountains. It also includes planning permission for two holiday yurts with shower block, and the conversion of an existing outbuilding into a further holiday let, providing the opportunity to establish a lifestyle business within the grounds. Completely refurbished to an exceptional standard by the current owners, the house has been transformed into a home of real quality, with considerable care and attention given to the finish throughout. The result is a beautifully presented and thoughtfully arranged home. The ground floor centres around a large and welcoming entrance hall, leading to a spacious living room. The heart of the home is the superb kitchen family room with large dining and utility areas. The kitchen has been fitted with high-quality cabinetry with quartz worktops and includes extensive integrated appliances. The ground floor is completed by a guest WC and conservatory. To the first floor the bright and airy landing with open views leads to four large double bedrooms, including an impressive principal bedroom with a newly refurbished en-suite shower room. A further family bathroom serves the remaining bedrooms, completing the generous accommodation. The grounds are a particularly appealing feature, extending to approximately 0.9 acres and offering a wonderful sense of space and privacy. The gardens are predominantly laid to lawn, interspersed with mature trees and established shrubs, while a driveway to the front and side provides parking for several cars. The grounds also include an expanse of woodland that extends up to the Brecon and Monmouthshire canal. The elevated position takes full advantage of the impressive views towards the Sugar Loaf and across the Usk Valley.

Of particular interest is the planning permission already granted for the siting of two holiday yurts and a shower block within the lower section of the garden. Screened by mature trees, this area offers a naturally secluded setting for the proposed accommodation, presenting an exciting opportunity for buyers looking to create a small-scale holiday business, generate additional income or combine home ownership with a more flexible lifestyle. There is further potential within the grounds, with planning permission also granted for the conversion of an existing stone outbuilding. Historically believed to have served as animal accommodation, this attractive structure provides another opportunity to create a useful and characterful space in accordance with the approved plans. White House Mews is a distinctive property offering considerably more than just a beautiful family home. The combination of an exceptional standard of refurbishment, generous private grounds, far-reaching countryside views and two separate planning opportunities makes this a particularly interesting proposition. Situated within easy reach of Abergavenny and its excellent range of amenities, it offers the opportunity to enjoy a wonderful rural setting while exploring the potential to establish a business from home.







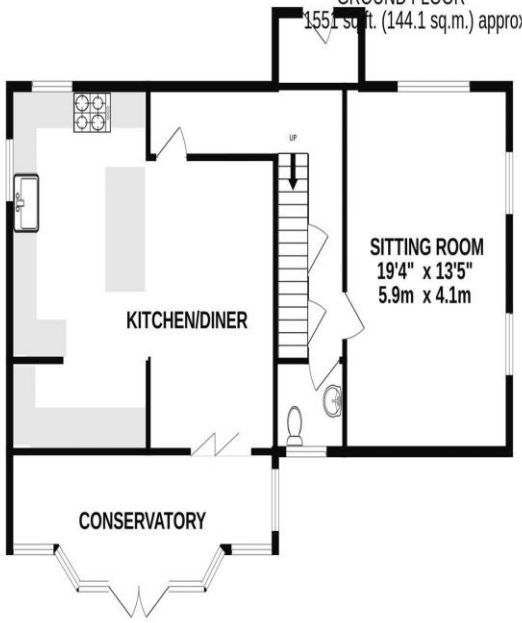




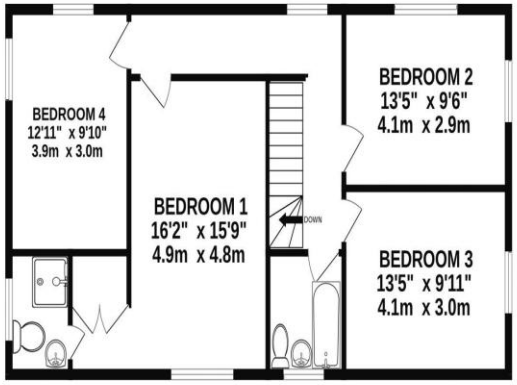




GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



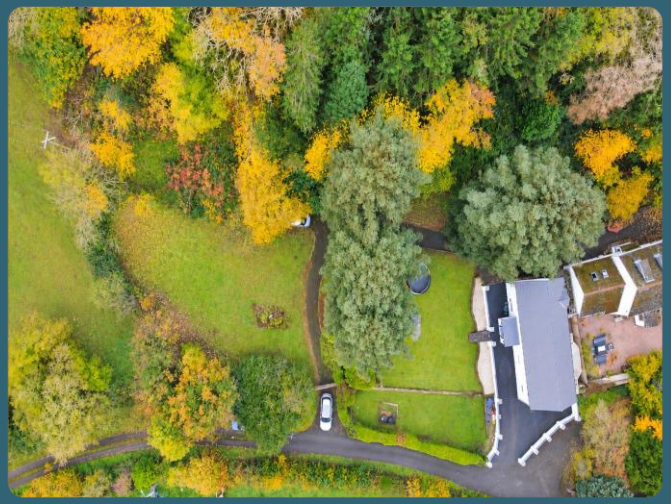




TOTAL FLOOR AREA : 2340 sq.ft. (217.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





Directions

From the centre of Abergavenny (NP7 5EU) follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Take the first exit (signposted Llanfoist), then take the second exit at the mini roundabout. At the next roundabout take the first exit into Merthyr Road and then take the second exit at the next roundabout continuing on Merthyr Road. Follow the road through the traffic calming measures out of the village and after 0.5 miles turn left into the lane whereupon the property can be found on the left hand side. The What3Words reference is ///qualified.romantics.decisions.

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. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.
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.