



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

**Weldon House, The
Forge**
£425,000

- ♥ Semi-Detached Period House
- ♥ Stylishly Modernised
- ♥ Three Bedrooms
- ♥ New Air Source Heat Pump





About this property

A beautifully modernised semi-detached period home, Weldon House occupies a discreet rural setting on the edge of the Monmouthshire village of Govilon, near Abergavenny. The property is steeped in local history, having been integral to the local Wildon Iron Works in the 19th Century, remnants of which punctuate the surrounding landscape. The house has undergone a comprehensive modernisation and thoughtful reconfiguration, creating a stylish and characterful three-bedroom home that combines contemporary living with a strong sense of its period origins. The ground floor is now centred around a beautiful open-plan kitchen, dining and living space, which flows naturally out to the garden. The kitchen has been refitted and features distinctive reclaimed 1970s hexagonal tiles from old stock, adding an individual and highly attractive design detail to the room. The recently fitted air source heat pump provides efficient heating throughout the property, with underfloor heating to the ground floor and radiators serving the first floor. Further ground floor accommodation includes a large utility/store room and a range of useful additional storage cupboards. Upstairs, there are three bedrooms, with bedroom one benefiting from its own en-suite shower room. The family bathroom is a particular feature of the house, with a reclaimed coloured suite creating an unusual yet entirely in-keeping finish that complements the stylish character of this unique home. Externally, Weldon House benefits from off-street parking to the front, together with cottage-style gardens to both the front and rear. The property sits adjacent to the Cwm Shenkin Brook, just below the Tyla and in the lee of the Bloreng Mountain, giving it a wonderfully peaceful setting surrounded by the distinctive landscape of this part of Monmouthshire. This is an exciting and highly individual property, where a comprehensive modernisation has successfully combined period character, imaginative design and contemporary family living. Set within an exquisite rural location, Weldon House represents a rare opportunity to acquire a truly distinctive home in this sought-after part of the Usk Valley.

Govilon is located at the base of the Bloreng Mountain which dominates the Usk Valley. Its situation provides panoramic views of the Brecon Beacons National Park. Local services currently include a public house, a village shop, a garage, church and chapel. The canal wharf provides access to the Monmouthshire and Brecon Canal making it an ideal spot for cyclists and walkers alike. Its rural aspect is notwithstanding the fact that it is less than three miles from the popular and bustling market town of Abergavenny and its railway station. Drivers can easily access the Heads of the Valleys Road within minutes and the M4 corridor is 30 minutes away. Govilon is further serviced by the X4 (Abergavenny / Cardiff) and No. 3 (Abergavenny / Brynmawr) bus routes. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From Abergavenny follow the Monmouth Road (A40) for 0.9 miles take the fourth exit at the roundabout onto the A465 (Heads of the Valleys Road). Follow the road for 3 miles to the roundabout and take the 1st exit, the B4246. After 0.6 miles turn right onto Station Road. Follow the road up the hill over the canal bridge and bear right as the road forks. Continue for a further 0.3 miles and the property can be found on the right hand side. The What3Words reference is: duet.jiffy.brimmed

USEFUL information

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

SERVICES: We understand that mains electricity and water are connected to the property. There is a private drainage system and central heating is provided via a recently installed air source heat pump. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

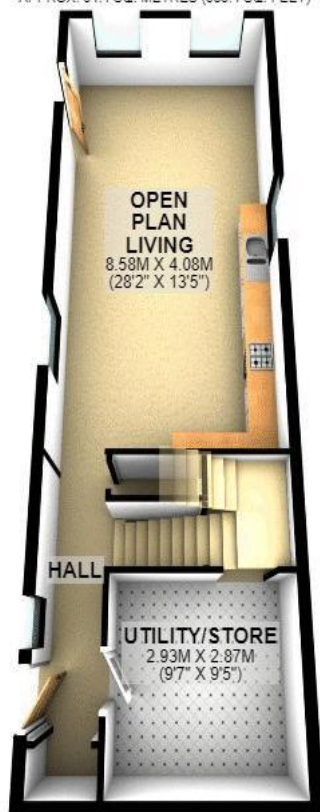
TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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.

GROUND FLOOR
APPROX. 54.4 SQ. METRES (585.4 SQ. FEET)



FIRST FLOOR
APPROX. 56.1 SQ. METRES (604.0 SQ. FEET)



TOTAL AREA: APPROX. 110.5 SQ. METRES (1189.4 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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