

The Savills logo, consisting of the word "savills" in a lowercase, red, sans-serif font, is positioned in the top left corner of the image. It is set against a solid yellow rectangular background.

savills

A large, three-story white stone house with a central portico and a pediment, surrounded by lush greenery and a large tree. The house is set back from a gravel driveway by a lawn and various shrubs. A large, mature tree stands behind the house, and another large tree is to the right. The sky is blue with some clouds. The overall scene is a well-maintained estate.

Llanfair Grange

Nantyduerry, Abergavenny, Gwent

A SPECTACULAR ELEVATED POSITION

Llanfair Grange is privately set within its own land in a spectacular elevated position with outstanding views to The Skirrid and Sugar Loaf Mountains. Located near the village of Nant-Y-Derry on the edge of the Brecon Beacons, Llanfair enjoys the best of the magical Monmouthshire countryside.

Whilst the property benefits from a lovely rural and peaceful setting, it is within easy access to the A40, M50, M4 and M5. Nearby is Abergavenny (6 miles) and Newport (14 miles), which both have extensive shopping (including Waitrose), leisure and recreational facilities. There is a mainline rail station to Paddington at Newport and further good rail links at Abergavenny. There are international airports at Cardiff, Bristol and Birmingham.

The area has excellent primary and secondary schools with a number of independent schools including Haberdashers' Monmouth, Hereford Cathedral School and Christ College, Brecon.

The renowned restaurants, The Hardwick and The Walnut Tree are 5 minutes and 15 minutes' drive respectively. The Celtic Manor Resort off junction 24 of the M4, is only 16 miles.

THE HISTORY

Steeped in history this regal residence has noted royal connections where it has been said that the HRH Princess Margaret was often a guest. Also, home of the Foxhunter stud, founded by Sir Harry Llewellyn in memory of his famous showjumper, a Gold medal winner in the 1952 Helsinki Olympic games and now the name given to the local public house.



THE HOUSE

Llanfair Grange is an impressive Grade II listed Georgian style family house approached through wrought iron gates flanked by a stone wall and alone a tree avenue drive. The rooms benefit from wonderful Georgian proportions with 12 ft high ceilings and the large shuttered windows bath them in light. Along with an array of fine period features this property has a rare elegance.

A pillared portico entrance leads through double doors into a grand hall with a wide oak staircase and galleried landing which has a large window overlooking the Skirrid. The oak floor continues through to the drawing room and dining room sitting in perfect symmetry either side of the hall perfect for entertaining.

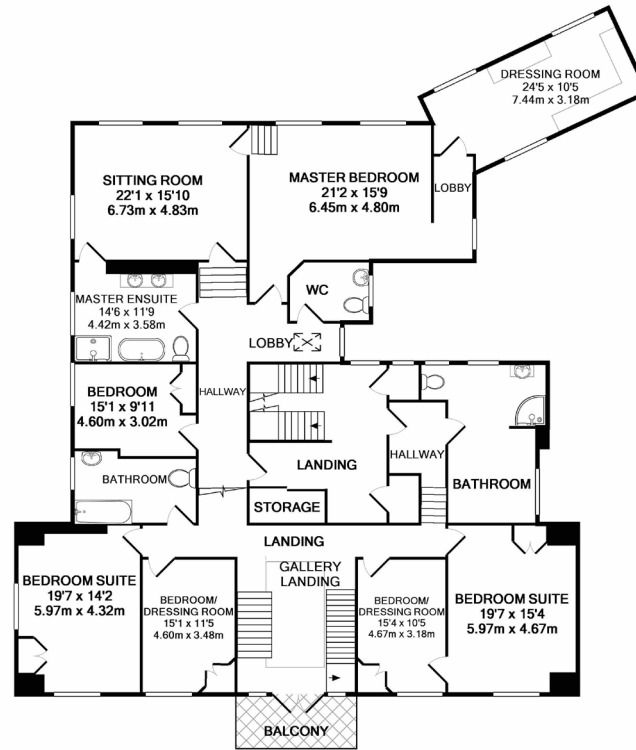
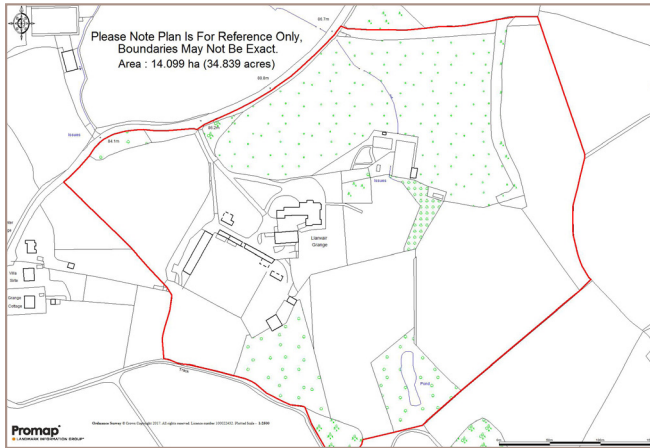
All the main reception rooms enjoy fine cornice detail, working period fireplaces and stunning views of the gardens and beyond. In particular, the drawing room is centred around a George III carved white marble fireplace and overlooks the gardens with further views to the Skirrid.

In keeping with modern living, the country style kitchen importantly has a spacious dining area as well as a five door Aga, central island, extensively fitted solid units, granite work surfaces, inset butchers block and Belfast sink. Conveniently located next to the dining room and additional dining hall, the kitchen also leads to a pantry and utility room which gives access to the attractive courtyard.

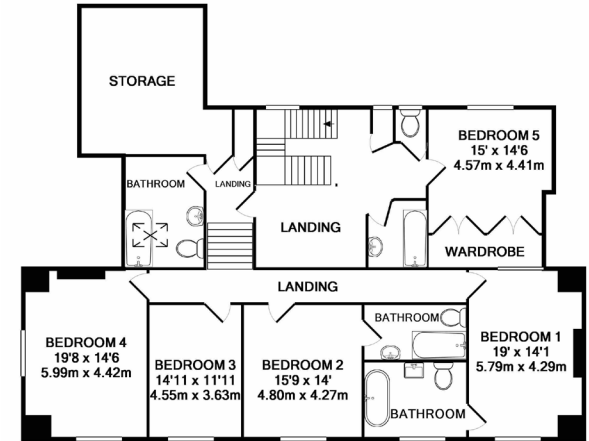
An inner hall leads through to the older original part of the house and, while still maintaining good proportions and characterful features, has a more informal feel. The majority of these rooms enjoy the views of, and have direct access to, the beautiful gardens.

Accessible from the utility hall or its own external separate entrance, is a three-bedroom self-contained flat with lounge, kitchen and bathroom providing ideal accommodation for staff.

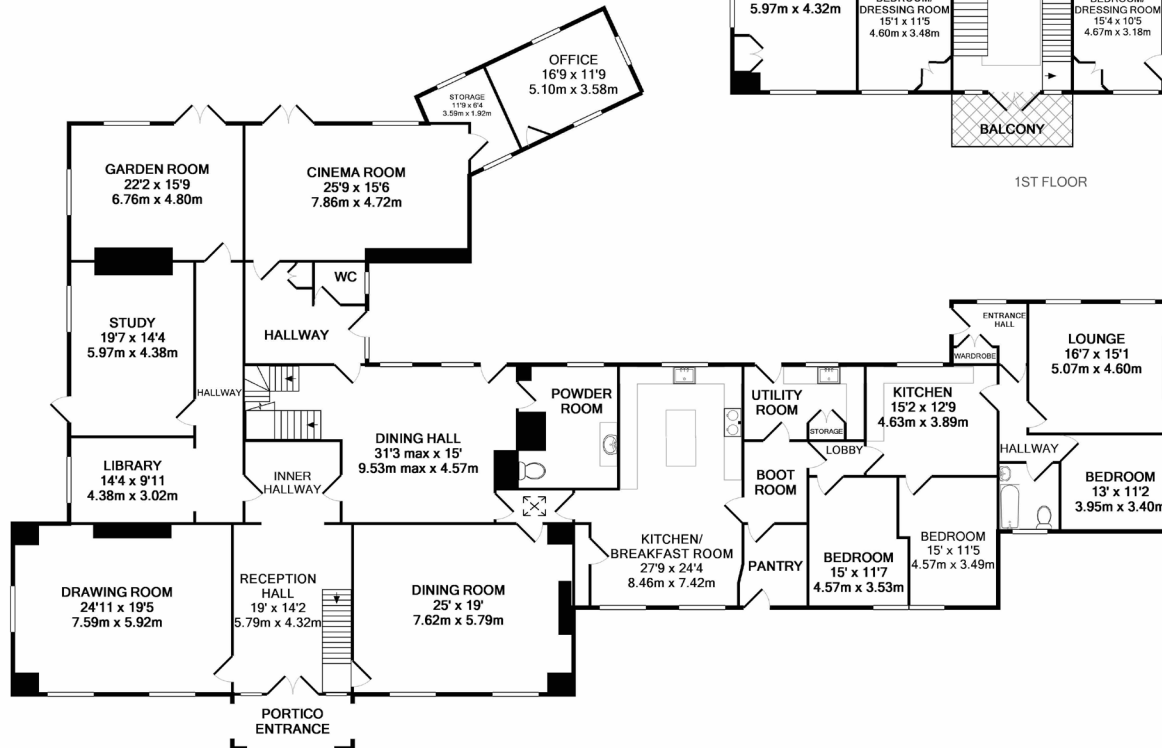




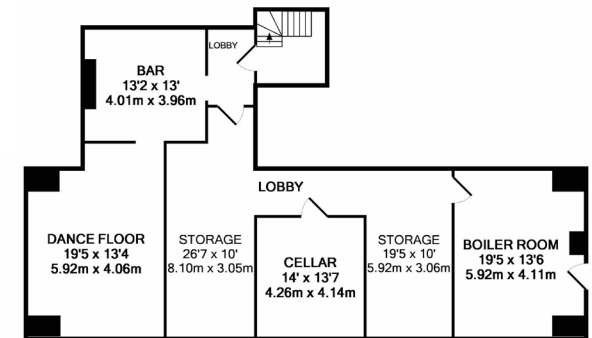
1ST FLOOR



2ND FLOOR



GROUND FLOOR



BASEMENT LEVEL



Two separate stair cases lead up to the first floor which consists of three bedroom suites all comprising their own dressing room and bathroom plus their own unique view of the grounds.

The master bedroom suite includes an additional sitting room which, as well as the other suites' dressing rooms, could be an individual bedroom. In addition, there is a further separate bedroom and WC on the first floor.

The second floor has 5 bedrooms, including two en-suite bathrooms, plus a further two bathrooms, WC and storage.

The basement features a bar area with dance floor, pool table area, table tennis area, wine cellar and boiler room.



THE GROUNDS

The beautiful 34 acres of grounds are split into paddocks, fields and formal gardens. An Italian garden and impressive walled garden sit amongst the extensive acreage and outbuildings.

Within the grounds are an open-air swimming pool and tennis court serviced by a Greek style taverna with kitchen.

Enclosing the courtyard are a series of outbuildings featuring two gardens stores, two workshops, hay store, three further stores, carports, and double garage.

A further block of outbuildings includes eight stables and a four block stable, three stores, hay store, coach house with loft above and a double garage.







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