



Lucia Court, Pandy, Abergavenny, NP7 8AQ

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# An exceptional five bedroom family home with far reaching views and extensive gardens and grounds.

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## The Property

Lucia Court forms the majority part of a former hotel which has been meticulously refurbished, creating a stunning family home with circa 4000 sq ft of accommodation arranged over two floors. The very best of materials have been used to create an immaculate light-filled home with contemporary touches throughout.

The ground floor offers flexibility in its design with each room enjoying a stunning outlook over private gardens. A wide and welcoming entrance hall gives access to the principal reception rooms, with access also to a useful boiler and utility room. Facing south is a stunning bespoke kitchen breakfast room which boasts a large degree of storage and high-end integrated appliances, complimented by a natural stone top breakfast bar and tiled floors, which are a feature of the ground floor. The room is fully glazed to one side.

Central to the house, there is a large light-filled dining hall perfect for formal entertaining, whilst on the east elevation there is a useful library and attractive family room which benefits from the morning sun.

On the first floor, a stunning principal bedroom offers fabulous views with the added luxury of a bespoke dressing room and luxurious en suite, shower and bathroom. There are four further well proportioned bedrooms, one with an en suite shower room and the others serviced by bespoke family bathroom, all finished to the highest of standards.



5



3



4



2.42 acres





## Outside

Lucia Court benefits from almost entirely level grounds, blending mature shrubbery and specimen trees which enjoy the sun throughout much of the day and capitalize on this stunning location with beautiful far-reaching views. A sweeping gravel driveway, secured behind electric gates, gives access to parking for multiple vehicles and a useful double garage.

## Location

Lucia Court is a landmark gated development off the Offa's Dyke path along the Hatterall Ridge between Wales and England. Close by is the village of Pandy and all the attractions of Abergavenny and the Brecon Beacons are all on your doorstep. The area is famous for its community with a stunning rural backdrop perfect for those that love the outdoors.





## Property information

**Local Authority:** Monmouthshire County Council

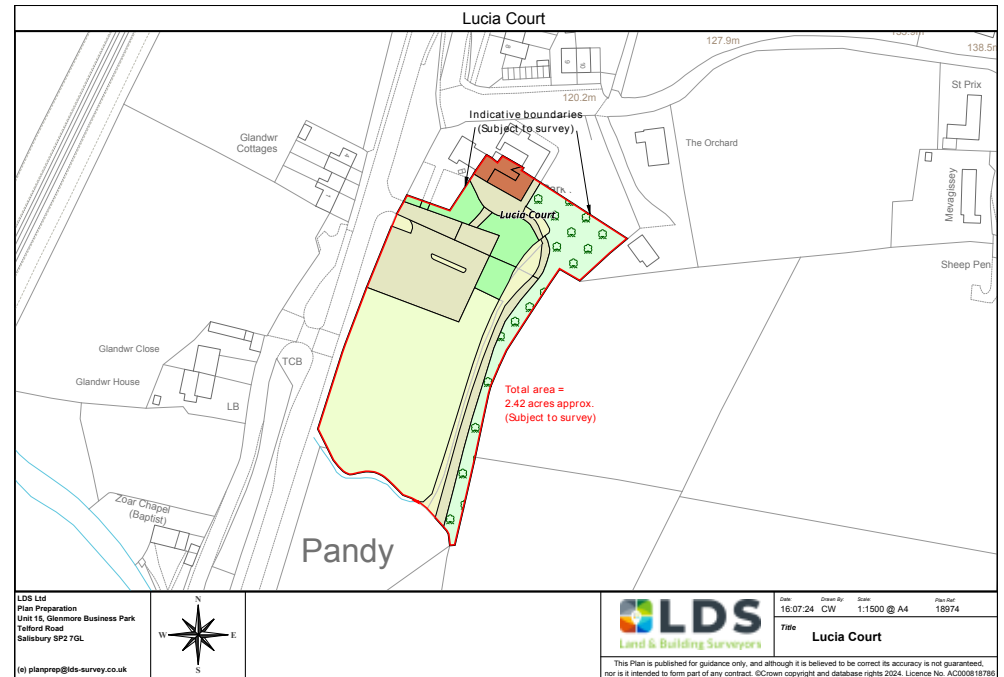
**Tenure:** Freehold

**Services:** Mains water and electricity connected. Mains drainage with pump station. Gas central heating. Broadband: Fibre ready.

**Council Tax Band:** TBC

**EPC:** D

**Guide Price:** £1,650,000



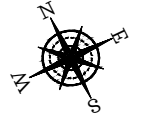
**Approximate Gross Internal Floor Area**

Main House = 388 sq m / 4,176 sq ft

Garage = 40 sq m / 431 sq ft

Total Area = 428 sq m / 4,607 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [July 2024]. Photographs and videos dated [July 2024].

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