



Pwll Yr Hywaid

Red House Road | Coed Morgan | Abergavenny | Monmouthshire | NP7 9UH

FINE & COUNTRY

OVERVIEW

A rare opportunity to purchase a Grade II Listed cottage with a substantial range of outbuildings and circa 10 acres of pasture land. The property would suit a potential purchaser looking for a home/business with the potential to run a livery yard or a small business where ample parking and an office are requirements. Located between Llanarth and Coed Morgan with excellent road links. On offer is a well preserved attractive cruck framed cottage, full of character with origins circa 16th century and with later additions. Within a short distance of the cottage is a substantial outbuilding and beyond, in the yard accessed via double gates, are further outbuildings including a single story office/annexe, stables and sheds. Adjoining the house is a pretty garden and beyond, level pasture land. The property and land hold a stunning rural location, offer much potential and enjoy expansive country views with the Bloreng and Clytha Hill in the background.

KEY FEATURES

- Well preserved, Grade II Listed circa 16th century cruck-framed cottage, with later additions
- Historical and character features throughout
- Circa 10 acres of land of level pasture
- Multiple additional outbuildings; several stables, agricultural barn, storage and office
- Ample parking and yard
- Views across open countryside

GROUND FLOOR

Entered via the front door into the sitting room, features an exposed brick fireplace with woodburning stove as well as exposed beams and terracotta stone flooring (which continues throughout the ground floor). Off the sitting room is access to the kitchen and dining room, as well as a hidden staircase (behind cottage door) to the first floor. The kitchen is entered through pretty, traditional double doors, and also benefits from further period features as well as modern fitted kitchen units. An external door on the back wall leads outside. The utility room can be accessed from the kitchen, and an open arch leads through to the dining room, from which the sitting room can also be accessed.





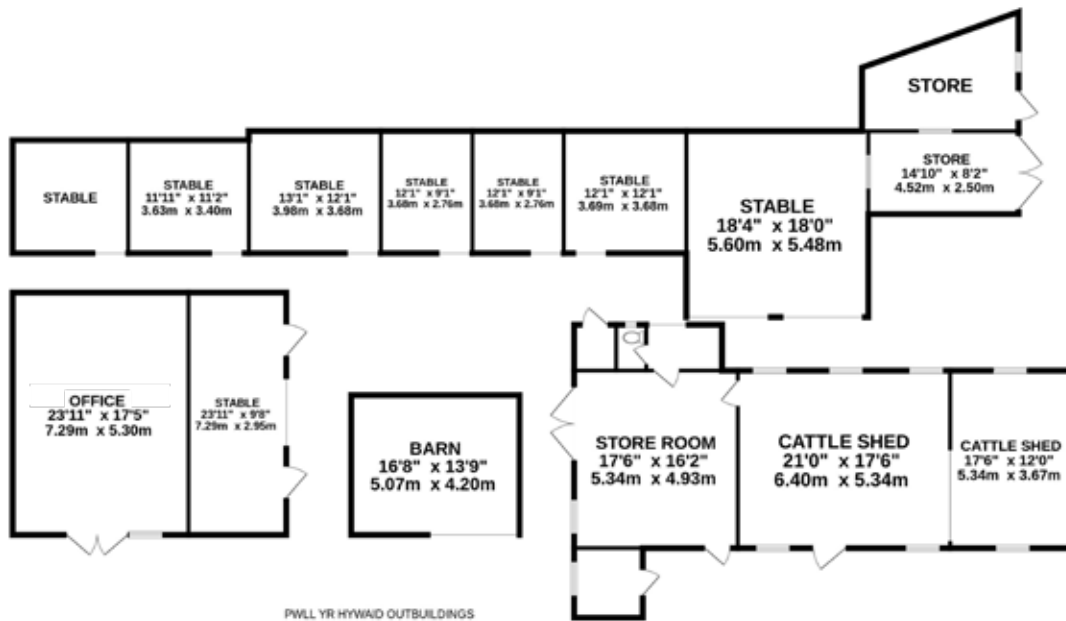
FIRST FLOOR

As you reach the top of the stairs, you are met with a landing which features a stunning exposed cruck frame, typical of the late medieval period in which this home was first built, as well as whitewashed walls and neutral carpet. The cruck frame wall stands at a slight angle, and a door to the centre of this wall leads through to a character filled double bedroom with further beams, and windows looking out to the countryside beyond. Wooden fitted cupboards are in keeping with the style. A further double bedroom is found at the end of the landing, benefitting from dual aspect windows which provide an airy, light feel, exposed beams (of a later style, yet keeping well with the history of the house) and wooden fitted wardrobes. The family bathroom is fitted with bath with overhead shower, toilet and sink, and a combination of tile and whitewashed walls.



OUTBUILDINGS

The property benefits from a sizeable yard, housing a variety of useful outbuildings including an office, several stables, a barn, cattle sheds and various additional storage. Currently mostly suited to agricultural use, opportunity for development (subject to relevant planning permissions and listed building consent) offers huge potential for this property. The yard offers parking for several vehicles.



PWLL YR HYWAID OUTBUILDINGS

TOTAL FLOOR AREA: 3224 sq.ft. (299.5 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.
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GARDEN

From the front door, access directly onto a large lawned garden with established trees, hedges, and a wooden fence looking across the countryside beyond, offering plentiful areas to retreat and relax.

LAND

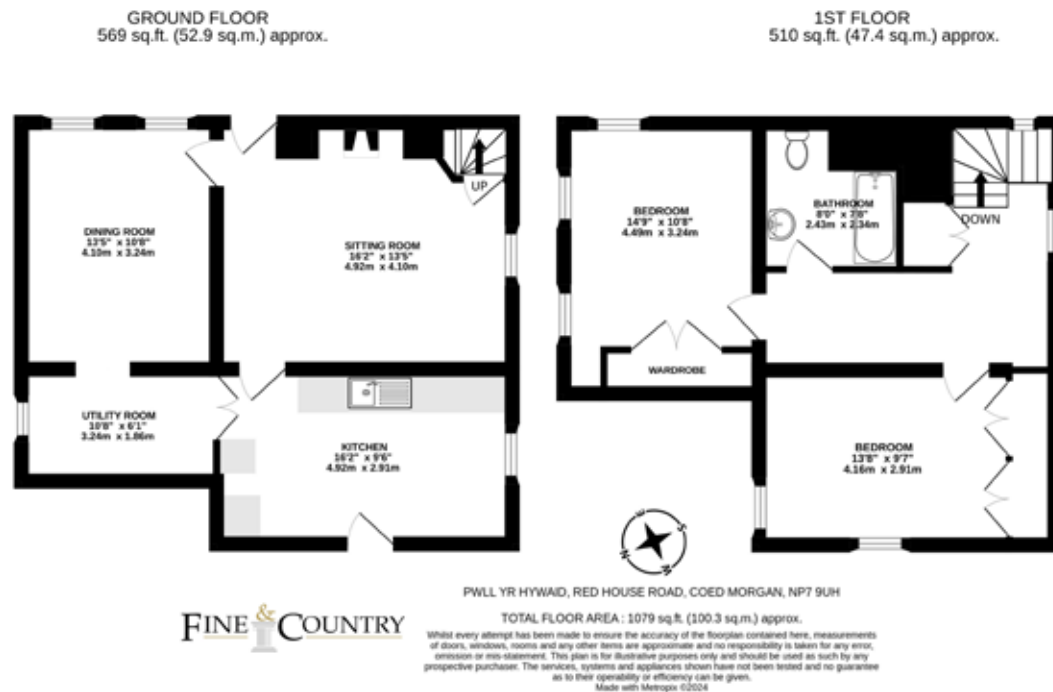
In addition to the cottage and outbuildings are circa 10 acres of level pasture land adjoining the rear garden and beyond which is currently used for grazing.



LOCAL AREA

The property is located between the historic village of Llanarth and the pretty village of Coed Morgan. Excellent commuting links to major A roads, leading to the M4/M5 and M50 motorway networks. A mainline railway station can be found on the outskirts of Abergavenny. The property is within driving distance of the large village of Raglan, offering a range of facilities including local shops, chemist, garage and public houses. The towns of Abergavenny, Usk and Monmouth offer a wider range of facilities, all within easy reach by car.

Directions: From Abergavenny, take the B4598 exit off the Hardwick Gyratory/A40. Continue for circa 4.2 miles before turning left; signpost for Llanarth. After 0.4 miles, turn left, and continue on for 0.8 miles where you will find the property directly to the left of the lane.



INFORMATION

Price: £850,000

Local Authority: Monmouthshire County Council

Council Tax Band: F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: Exempt - Grade II Listed.

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity. Oil fired central heating. Private water and septic tank drainage.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, Vodaphone and O2 is likely to be available for voice and data outdoors. Data and voice likely to be limited indoors. Please make your own enquiries via Ofcom.

Title: Title number - CYM461005. A copy of which is available from Fine & Country.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

SCAN TO VIEW VIDEO OF HOUSE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 23.05.24

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