



PEN-Y-FAN

Guide price **£895,000**



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# MOOR COTTAGE

Pen-y-Fan, The Narth, Monmouthshire NP25 4RA



Character country home in Wye Valley  
Stunning garden, equestrian facilities  
Four-bed, kitchen diner, garden room

Located off a quiet country lane in the heart of the stunning Wye Valley Area of Outstanding Natural Beauty, this character-packed country home offers an idyllic rural lifestyle surrounded by substantial grounds that include paddocks, woodland, and an abundance of pretty places to enjoy alfresco dining and relaxing, nestled within the truly stunning surroundings.

The 2 acres of land can boast pathways through paddocks and an outbuilding used as stables, plus a large garage with adjoining two-storey workshop with the potential to create extra accommodation, subject to planning consent.

There are numerous patios and terraces enveloped by rural views and surrounded by packed flower beds and borders that offer picturesque places for sitting in solitude or welcoming family and friends to BBQs and garden parties, with ample parking for everyone in the grounds.

The garden can boast a substantial veggie patch and greenhouse to create a productive smallholding; the chance to grow your own produce and keep chickens is a lifestyle this home can easily support.

Inside the house oozes character, from exposed beams and stone walls to charming country interiors. There's a cosy sitting room, light-filled dining room, sociable kitchen diner, home office, utility room and ground floor shower room plus a delightful bonus garden room welcoming cascades of light through five windows and a seamless connection to the garden.





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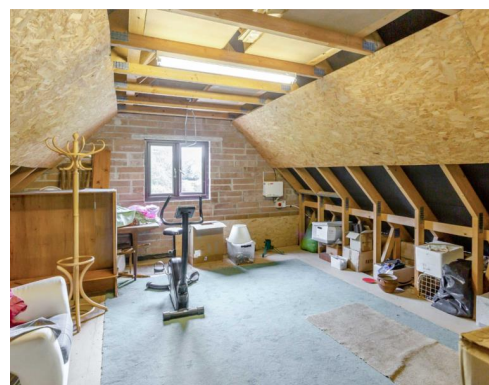
### KEY FEATURES

- Located off quiet country lane
- Substantial grounds with equestrian facilities
- Pretty gardens plus garage
- Character-packed period property
- Sitting room with stone fireplace
- Four bedrooms & garden room





# STEP INSIDE



Although the house and gorgeous grounds are nestled into the undulating countryside within the Wye Valley area, offering total peace and seclusion, the small village of The Narth is just over a mile away.

Activity here is centred around the village hall plus it is on a bus route. In addition, the larger village of Trellech with primary school, pub, thriving meeting rooms and a church is just a few miles further to the west.

Monmouth, offering an array of shops and eateries, facilities and amenities, top country schools, and sports and leisure opportunities, is around seven miles to the north, and includes the main road to The Midlands and Birmingham. To the south Chepstow offers further choice and enticement for visiting plus a connection to the M48 and M4 motorway network and a main train route.

But the beauty of this home's prime location is the proximity to the Wye Valley, offering a myriad of woodland walks, hill hikes, mountain bike routes and river-based activities, as well as pretty country pubs and historic locations to visit and enjoy, right on the doorstep. Step inside this beautiful house, after having admired the pretty facade drenched in climbing plants and flowers, through the charming external porch to discover a home that completely delivers on character, from exposed beams and stone walls, to fireplaces, panelled internal doors and classic country cottage interiors.

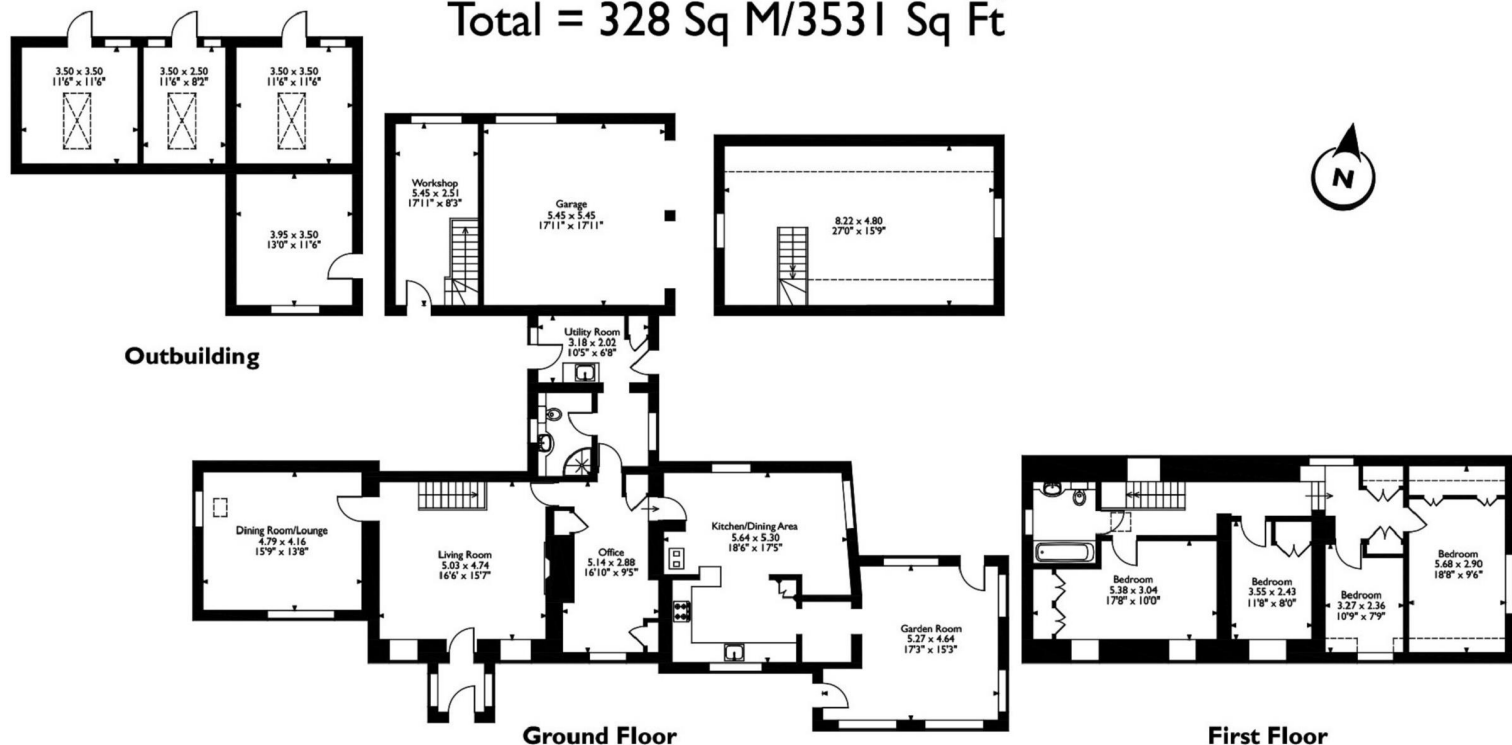
The first room that greets you is a charming sitting room that although drenched in character and with a cosy and welcoming vibe, is a light and spacious room that easily tempts you to stay and sink into one of the sofas that nestles around the robust stone fireplace.

This delightful period feature is the visual centrepiece of the space, with the exposed stone wall and wooden mantel adding country character as well as a tactile element to the room. The log burner happily throws out warmth during the colder months to draw people into the room and not want to leave. It's a space where peace can be found or a room that can embrace entertaining a gathering of family and friends, but it's not the only sociable room in this inviting home. A delightful country-style door in the corner leads to a formal dining room that could also easily be a second sitting room, illustrating how versatile this beautiful property can be.

It's another character-packed and welcoming space, boasting its own exposed stone wall and incredible beamed ceiling. This room is also drenched in light, creating the perfect space for a library area with armchairs placed at the dual aspect windows offering a comfortable spot to get thoroughly engrossed in a good book.

Back through the sitting room and into a handy home office that can certainly satisfy the needs and wants of anyone working from home; there's light, there's space, and there's character that all combine to create a space conducive to creating your best work.

**Approximate Gross Internal Area**  
**Main House = 206 Sq M/2218 Sq Ft**  
**Garage = 72 Sq M/775 Sq Ft**  
**Outbuilding = 50 Sq M/538 Sq Ft**  
**Total = 328 Sq M/3531 Sq Ft**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The kitchen diner next door is another social hub to add to the growing list. It's a substantial room that can also bring character as well as a well-equipped kitchen to the space. Sitting at the dining table sharing a rushed breakfast, catching up with the events of the day, entertaining friends with afternoon tea or enjoying an evening meal, and a place where homework is begrudgingly done - this heart of the home room is where it all happens.

The exposed ceiling beams bring period character while the quarry tiles offer a practical flooring option as well as an extra layer of country character and visually warming tones. Off the home office is a wing of the house that could be called the engine of the home - it contains the utility room, a shower room, and doors to the garden and a quick pathway to the two-storey workshop that is part of the adjoining garage building that could be converted into extra accommodation if planning allows.

But before heading to the stairs in the sitting room to explore the four bedrooms on the first floor there's one last space on the ground floor to discover and it's a bonus room you won't want to miss. Off the kitchen diner is a stunning garden room, boasting a double-height vaulted ceiling that stretches up to the exposed beams creating a visually mesmerising welcome. The flagstone floor satisfies the craving for extra character and five fabulous windows ensure light and garden views are constant companions in this room, it's a truly delightful space that will continually and easily entice people to visit and to stay.

The door out to the garden terrace is an added bonus in the room, providing a seamless and short indoor-outdoor journey out to the sunshine and back in to seek out a cooler place to relax.

Up to the first floor to explore the four bedrooms, three double and a single, that each boast character, space for storage, and their own view of the garden and private land stretching out towards the horizon. The primary bedroom has built-in wardrobes that ensure everything has a place to be stored, leaving this lovely room to be the sanctuary that can lull you to sleep with sounds of the countryside wafting in through the duo of windows. The family bathroom next door is another well-designed space that invites relaxation in a bath full of bubbles or a refreshing morning shower to set you up for a busy day ahead. But if four bedrooms are not required then the adjacent bedroom to the primary could become an ensuite, subject to planning and available budget. There is opportunity to add accommodation to this substantial home too, with the upper floor of the garage above the ground floor workshop ripe for conversion to maybe an annexe, a den or a home office, depending on the requirements of a new owner and planning permission.

**AGENTS NOTE:** The property has solar panels. The current vendors have planning for an extra bathroom. It was approved 18h March 2008. Ref: DC/2007/01553.



# STEP OUTSIDE



Step outside into a truly tranquil garden and substantial grounds that cocoon the home in stunning natural beauty and panoramic rural vistas rolling towards the horizon, peppered with a myriad of mature trees and hedgerows. An abundance of places compete as areas to park an alfresco dining set for the most peaceful and pleasant of social gatherings totally surrounded by the glorious countryside, and wherever you park your single deckchair within the 2 acres of land, you will find a fabulous view and total seclusion. Nearer the house, and accessed directly from the garden room, is a charming flagstone terrace, peppered with flowers and shrubs and looking out over lawns and a thriving pond. It's yet another picturesque spot to enjoy a quiet morning coffee accompanied by birdsong through to a memory-making BBQ and garden party surrounded by family and friends. When approaching the house off the very quiet lane and up the impressive driveway flanked by shrubs and trees, it is quickly realised that this pretty country home can be practical too, with ample parking, a two-storey garage with workshop, a substantial vegetable patch and greenhouse, and an outbuilding used as stables all bonus features to add to this property's most impressive list.

The younger generation will be very happy with the discovery of not only ample places to play games, an abundance of land to explore, and facilities for ponies, but also a treehouse that can become their own little house within the gorgeous landscape of this stunning home.

## INFORMATION

Postcode: NP25 4RA

Tenure: Freehold

Tax Band: H

Heating: Oil & electric

Drainage: Private

EPC: E







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and turn left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left. At the next roundabout, take the second exit onto Portal Road. Continue to the toll house and take the left hand road signposted B4293 towards Trellech. Continue on this road for approximately 5 miles until you enter Trellech itself. After the first sharp left hand bend and just before the Lion pub take the left turning signposted The Narth, Maryland and Pen-y-Fan. Approximately 1.4 miles there is a turning on the right to Maryland. Continue straight on and there is a signpost for Pen-y-Fan only. Take this turn and 0.6 miles later you come to a junction. Take the middle lane which is slightly to the right with a telephone box on the right hand corner. Keep on this lane for approximately half a mile and Moor Cottage is the white cottage on the RHS. You can't go past it, the lane is a dead end.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	43	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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