



Yew Tree Cottage  
Deriside | Abergavenny | Monmouthshire | NP7 7HT





# OVERVIEW

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Situated on the side of the Deri, off a rural lane positioned along a country track, Yew Tree Cottage occupies an enviable position with breath-taking views across Abergavenny towards surrounding countryside. The cottage is a traditional hillside cottage believed to have been built in the 1800's with further additions added in the 2000's.



# KEY FEATURES

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- Detached three-bedroom country cottage
- Stunning views across Abergavenny
- Rural and yet accessible
- Set in gardens of 1.96 acres
- Delightful raised decking area
- Large garage and workshop





# GROUND FLOOR

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The present owners tend to use the side door which opens into the utility room. The ground floor accommodation comprises; a modern kitchen, with a comprehensive range of shaker style kitchen cupboards complemented by the range style cooker which adds rustic charm. The large windows allow for light to flood through and to provide a backdrop of the wonderful countryside views. Leading from the kitchen is a separate dining room with exposed beams and decorative feature fireplace.

The sitting room offers a continuation of character, including large inset fireplace with the remnants of a bread oven which accompanies the woodburning stove. There is a door that opens out to the front aspect of the garden and while open, picture frames the view over Abergavenny town. There is an additional reception room ideal for use as an office or additional sitting room. With its vaulted ceiling and with the light that flows through the patio doors and windows the room feels a very welcoming area to enjoy the garden views. The W.C located adjacent to the utility room completes the ground floor.









# FIRST FLOOR

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Stairs rise from the sitting room to the first-floor landing which leads off to three bedrooms, all of which are doubles. The principal bedroom has a modern en-suite with shower and there is also a modern family bathroom.







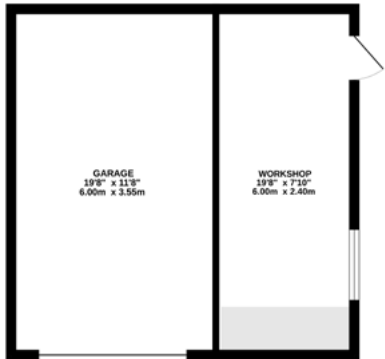


# OUTSIDE

Yew Tree Cottage is approached via an electric wrought iron gate, there is a substantial stone chipped area which is able to accommodate parking for several vehicles. The front and the south – westerly aspect of the property is where the fantastic views over Abergavenny town can be found. There are pretty garden lawns bordered by mature trees and planting and a raised wooden decked area. Leading out from the patio area this offers further space to enjoy the views and relax within the tranquil environment. There is a useful detached garage and attached workshop which is ideal for storing the essential tools for maintaining such a fantastic garden and accompanying woodland areas.  
**Parking:** Garage and driveway.



GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



YEW TREE COTTAGE GARAGE, DORRIS, ABERGAVENNY  
TOTAL FLOOR AREA: 385 sq.ft. (35.7 sq.m.) approx.  
\*All dimensions are approximate and should not be used for legal purposes.  
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# LOCAL AREA

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Yew Tree Cottage is located within the Brecon Beacons National Park and enjoys stunning views and easy access to nearby mountains including the Skirrid, Bryn Arw and Sugar Loaf. Offering an abundance of footpaths and cycling trails, the area is popular with hikers, walkers and cyclists. Located on the fringe of the hamlet of Pantygelli, with its own country pub, the cottage is less than five minute's drive from the historic town of Abergavenny, home of the Abergavenny Food Festival. The town offers a full range of shops, pubs, restaurants and services, along with a mainline railway station (for London and Cardiff via Newport, and for the North via Hereford) and easy access to main road links including the A40, M50, and M4 /M5 via the Severn Bridges. Cardiff and Bristol airports are around a one-hour drive away.

# DIRECTIONS

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From Abergavenny, take the Old Hereford Road towards Pantygelli. After passing Deri View Primary school on your right hand side continue for approximately half a mile. Take the left hand turning signposted Deriside. Follow this lane for a short distance and take the left hand turning at the fork (there is a sign 'Rose Cottage'), continue down the track passing Myrtle Cottage and you will shortly approach the gate for Yew Tree Cottage.







# INFORMATION

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**Asking Price:** Offers in excess of £650,000

**Local Authority:** Monmouthshire County Council

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

**EPC Rating:** E

**Tenure:** Freehold

**Services:** We understand that there is mains electricity and water connected to the property. Drainage by septic tank.

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

**Mobile:** O2 and Vodafone likely indoors. EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

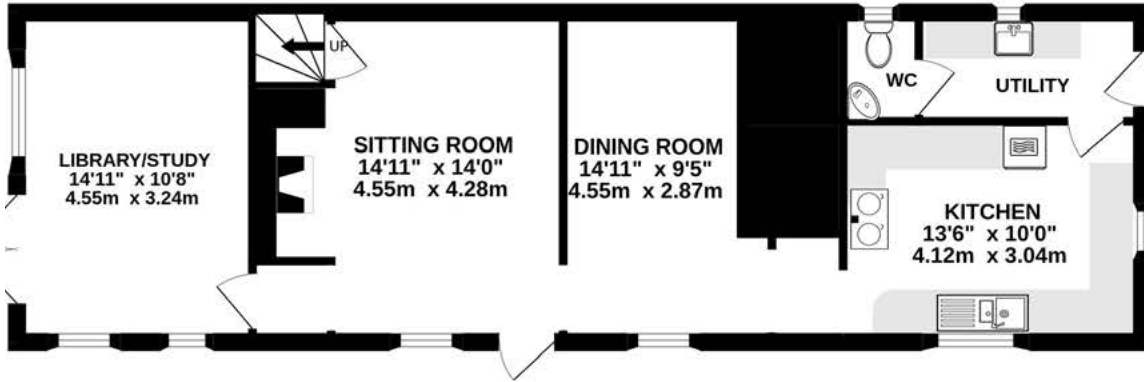
**Title:** The house is registered under Title Number WA828530 and WA834530 – copies of which are available from Fine & Country.

**Agent's Notes:** The track leading to the cottage provides a Right of Access for 4 cottages and is a 'No Through Road'. While the track is a public footpath and bridleway it does not encroach the boundary for Yew Tree Cottage. The track is maintained by the 4 properties.

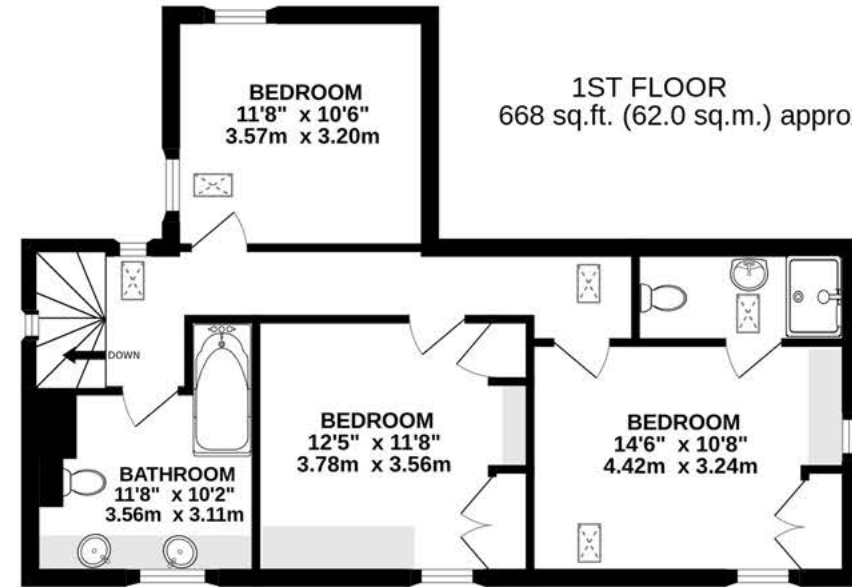
**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



**GROUND FLOOR**  
701 sq.ft. (65.1 sq.m.) approx.



**1ST FLOOR**  
668 sq.ft. (62.0 sq.m.) approx



**YEW TREE COTTAGE, DERISIDE, ABERGAVENNY, NP7 7HT**



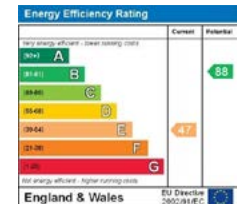
**TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.**

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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Scan to view video of the house



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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
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## BEN WATKINS

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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