

CHRISTIE

RESIDENTIAL

BRIDGE COTTAGE, CWMYOY, ABERGAVENNY,

NP7 7NS

PRICE £525,000





ABOUT THIS PROPERTY

A three bedroom detached period cottage enjoying a prime rural location in the sought after village community of Cwmyoy. Bridge Cottage dates back over 200 years, forming part of the history of the Llanthony Valley. During Victorian times it became part of the Walter Savage Landor Estate with the Landor family using the cottage as a fishing lodge. The property retains the fishing rights along a stretch of the River Honddu still rich with Brown Trout.

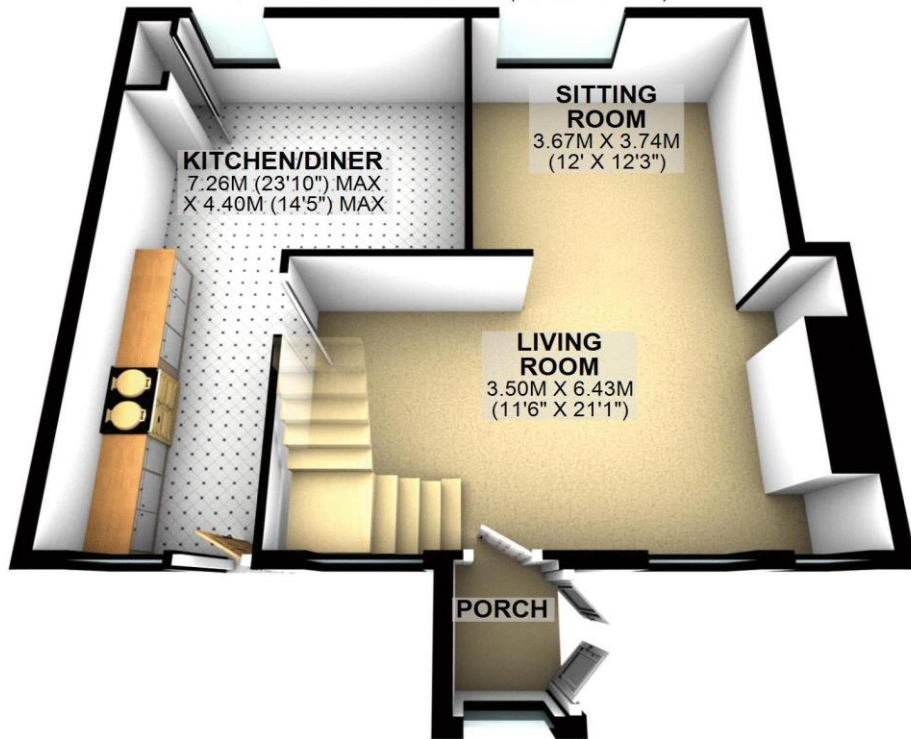
The property has been historically extended to provide generous three bedroom accommodation that retains a number of period features, most notably the 'clasped hand' window fasteners made at the estate foundry in Llanthony, but also a stone fireplace with bread oven and exposed beams. The ground floor accommodation comprises an entrance porch which leads to the large living room with aforementioned feature fireplace, and porthole window. The living room opens through to a further sitting room which makes for a flexible and well proportioned social space. In addition, there is a 23' kitchen/diner with oil fired Rayburn and separate entrance. From the living room stairs lead up to a bright and airy landing with window looking out to the garden. This leads to three double bedrooms all with pleasing views, one with en-suite bathroom, and a family bathroom.

The Cottage sits adjacent to a lane, across which is a large private parking area sufficient for four cars. It sits within charming mature gardens which are largely to the front with a raised section to the side and rear. Liberally planted with wealth of mature shrubs and trees the garden includes a central area of lawn and interspersed with well stocked borders. In the far corner of the garden is a substantial timber outbuilding with power divided between a workshop area and wood store. One particularly delightful feature of the outside of Bridge Cottage is a section of woodland that runs along the riverbank. Situated beyond the parking area and measuring approximately a third of an acre, it includes two ancient oak trees and provides a haven for wildlife including otters, nesting dippers and flycatchers. It is a magical addition to the property as a whole. Bridge Cottage is a home of real character and charm in a highly sought after location that is offered with no onward chain.



GROUND FLOOR

APPROX. 63.4 SQ. METRES (682.3 SQ. FEET)



FIRST FLOOR

APPROX. 58.8 SQ. METRES (633.1 SQ. FEET)



TOTAL AREA: APPROX. 122.2 SQ. METRES (1315.5 SQ. FEET)



DIRECTIONS

From Abergavenny take the A465 towards Hereford before taking the left turn signposted Llanvihangel Crucorney. Take the left turn after the Skirrid Inn signposted Cwmyoy/Llanthony and at the bottom of the hill bear left. Continue on the main road through the valley and after 2.8 miles turn right into Cwmyoy. Follow the lane to the Bridge and the property can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil fired heating system and that mains electricity is connected to the property. The water supply is from a shared natural spring and drainage is via a septic tank. Due to the rural location there is only standard broadband available with an estimated maximum speed of 6 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.