



PONTNEWYNYDD

Guide price **£425,000**



LITTLE TALOCHER

Pentrepod, Torfaen NP4 6TR



Log burner
Breath-taking countryside views
Approximately 200 years old

This picture-perfect three-bedroom chocolate box cottage sitting on a sprawling 5.84 acres of land with breath-taking serene views, is located in the popular area of Pontnewynydd.

The historical industrial town of Pontypool is within two miles of the property and offers all necessary shopping and leisure facilities including a traditional indoor market.



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KEY FEATURES

- Rural property
- Tastefully decorated
- Approx. 5.84 Acres
- Barn and Garage
- On-site natural spring
- Gated driveway



STEP INSIDE



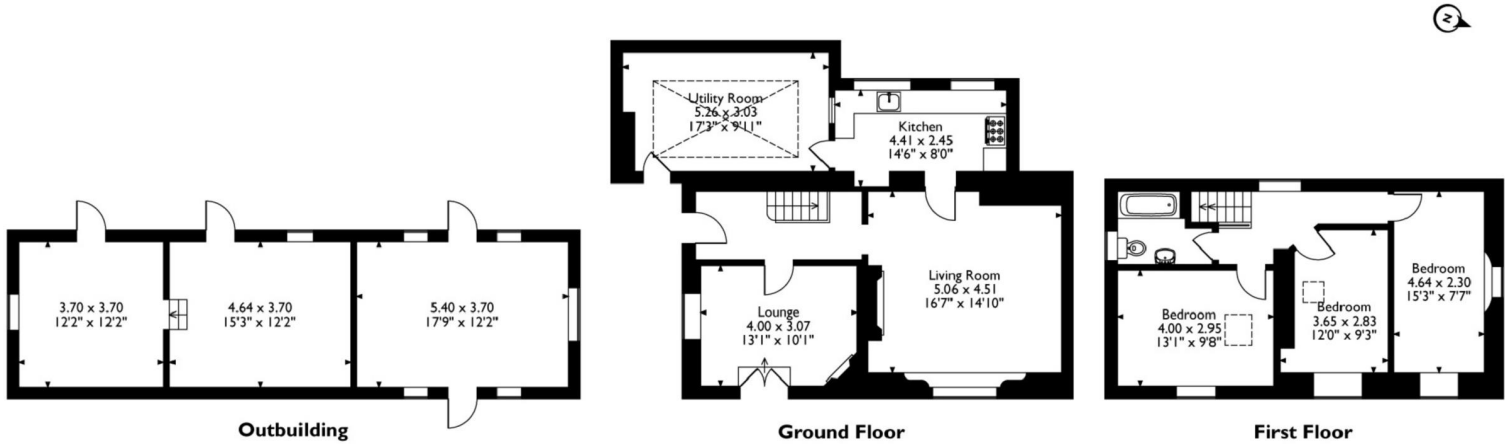
The property itself is accessible from a large gated driveway, along with stables and space for multiple vehicles.

The property has also been maintained and renovated by the current owners throughout, however, with all this work done there are still great levels of potential.

Inside Little Talocher, this fairy-tale like cottage displays conscientious and sympathetic restoration of desirable features throughout.

The principal entrance door leads you immediately into the snug, which benefits from a wood-burner with a cosy lodge décor theme.

Approximate Gross Internal Area
Main House = 118 Sq M/1270 Sq Ft
Outbuilding = 52 Sq M/560 Sq Ft
Total = 170 Sq M/1830 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.

There is a further lounge/dining room which encapsulates the stunning surroundings and also benefits from a wood-burner set in a picturesque fire place, flowing through to the appealing light-filled kitchen and external coalhouse with outdoor side access.

Upstairs features two double bedrooms, one single bedroom and a family bathroom. With great views over the surrounding countryside.

STEP OUTSIDE



Set within approximately 5.84 acres of grounds, with stables, a sectioned off yard and a long meandering driveway with gates for security and multiple spaces for parking of cars or other vehicles.

The land is easterly facing, steep sloping pasture land benefitting from spectacular views over Pontypool and surrounding countryside.

AGENTS NOTE: This property is link-detached.

INFORMATION

Postcode: NP4 6TR
Tenure: Freehold
Tax Band: D
Heating: Gas LPG
Drainage: Private
EPC: D





DIRECTIONS

North on the (A4043) Osborne Road, take a left onto Pentrepod Road and then the third left onto Gypsy Lane. Follow the road down and you will merge onto Ty-Bwmpyn Road, continue forward and take the second left (over the white bridge) onto a private lane and follow the road up and you will arrive at Little Talocher.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	57	72
EU Directive 2002/91/EC		

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