



LITTLE MILL

Guide price **£395,000**



3 MILLBROOK PLACE

Little Mill, PONTYPOOL NP4 0HN



4 bedroomed cottage
Characterful features
Double garage with potential (subject to planning)

Nestled in the charming village of Little Mill, this delightful four-bedroom cottage offers a perfect blend of rural tranquillity and modern convenience. The cottage was formally part of the old Tanner's Yard and is steeped in history, and has its own entrance off the main road over the old mill race. Just a short drive from Usk town centre, residents can enjoy the quaint shops, eateries, and local amenities that this historic town has to offer. For those seeking more extensive facilities, the larger towns of Abergavenny and Pontypool are within easy reach, providing a broader range of shopping, dining, and leisure options.

Commuters will appreciate the excellent transport links, with easy access to Newport, Cardiff, and Bristol by both road and rail. The nearby Grange Hospital adds further appeal, making this property an ideal choice for families, professionals, or those looking to retire in a picturesque setting. With its blend of countryside charm and proximity to essential services, this cottage presents a unique opportunity for a variety of buyers.



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KEY FEATURES

- Characterful cottage,
- 4 bedrooms, 2 receptions,
- Generous conservatory,
- Enclosed rear garden,
- Detached double garage with potential (subject to planning)



STEP INSIDE



Step inside

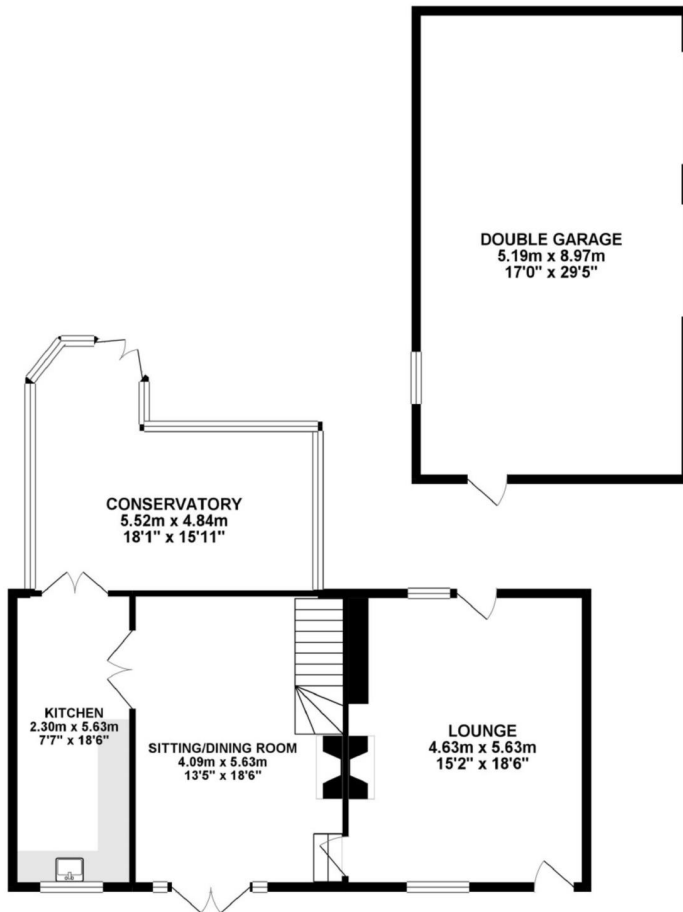
Step inside this charming cottage through a solid wood front door, and you're immediately welcomed into the inviting main reception room. This dual-aspect lounge exudes character, with ornate slate flooring, a beamed ceiling, and a striking feature inglenook fireplace that serves as the room's focal point. The exposed stone wall adds a rustic charm, creating a warm and cosy atmosphere that's perfect for relaxing or entertaining.

Moving into the second reception room, you'll find a generous sitting and dining space that continues the home's traditional appeal. Slate flooring, beamed ceilings, and exposed stone walls carry through, maintaining the character of the property. French doors lead out to the front garden, seamlessly connecting indoor and outdoor spaces.

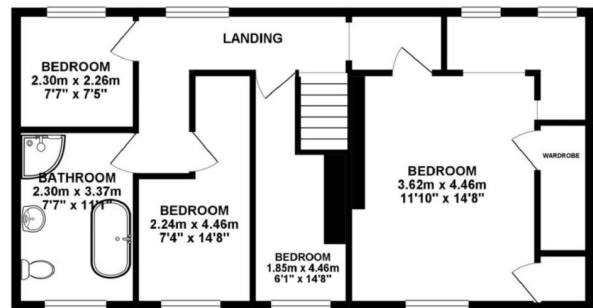
Adjacent to the sitting room is the cottage style fitted kitchen, accessible via double timber doors. This kitchen offers practicality and style, featuring a range of fitted wall and base units, Belfast sink unit, space for a range cooker with an extractor hood, and plumbing for both a dishwasher and washing machine. A window to the front allows natural light to flood the space, while a wall-mounted gas central heating boiler ensures warmth and efficiency.

To the rear of the house, you'll find a spacious conservatory, perfect for year-round enjoyment. With access to the rear garden, this bright and airy room is ideal for relaxing, entertaining, or even as a playroom or home office.

GROUND FLOOR 129.19 sq. m.
(1390.57 sq. ft.)



1ST FLOOR 61.95 sq. m.
(666.86 sq. ft.)



TOTAL FLOOR AREA : 191.14 sq. m. (2057.43 sq. ft.) 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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Upstairs, the first floor accommodates four well-proportioned bedrooms, offering plenty of space for family or guests. The principal suite is particularly impressive, boasting exposed stone wall and windows to both the front and rear. Built-in storage with shelving and a walk-in wardrobe area, complete with an internal archway, provide ample space for clothes or could be repurposed as a home office nook.

The family bathroom is tastefully designed, featuring a four-piece white suite, including a freestanding bath and a separate shower enclosure, providing both functionality and luxury.

This cottage is a perfect blend of traditional charm and modern living, offering versatile spaces for relaxation, work, and family life.

STEP OUTSIDE



Step outside to discover a charming courtyard garden at the front of the property, enclosed by a retaining wall and accessed through a pedestrian wrought iron gate. The front garden is primarily paved, providing a low-maintenance space perfect for enjoying a morning coffee or small gatherings. There are two allocated parking spaces outside the front entrance.

To the rear, the garden is thoughtfully designed into 3 areas with a mix of stone chippings with a patio, an area of decking, and a section of lawn, offering plenty of space for outdoor relaxation and entertaining. A standout feature is the double garage, which includes a versatile workshop/garden room, a lockable tool store, and overhead loft storage. The Garage has potential to convert to further living accommodation if required subject to necessary planning etc. There is access to the garage block via a door leading from the garden.

INFORMATION

Postcode: NP4 0HN

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Usk take the A472 Pontypool road and on entering Little Mill the pub will be seen on the right hand side and Millbrook Place will be found a little further along on the left hand side. Give.limp.invoices



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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