



MAMHILAD

Guide price **£750,000**



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TYN - Y - CAE

Croesyant, Mamhilad, Pontypool, Monmouthshire NP4 0JD



5 bedroomed detached home,
Generous gardens and Outbuildings,
Far reaching views.

Situated in an enviable position with far reaching countryside views is this substantial 5 bedroomed detached home set in generous gardens, boasting multiple outbuildings, adaptable for varied usage.

Nestled in the peaceful hamlet of Croesyant, this impressive five-bedroom detached residence offers an ideal blend of rural tranquillity and convenient access to nearby towns and cities. Just a short drive from the charming market towns of Usk, Abergavenny, and Pontypool, the property benefits from a wealth of local amenities, including shops, schools, and leisure facilities.

For commuters, excellent road and rail links provide easy access to Bristol, Cardiff, and The Midlands, making it a prime location for those seeking a countryside retreat without compromising on connectivity. Outdoor enthusiasts will appreciate the close proximity to the stunning Bannau Brycheiniog (formerly Brecon Beacons), offering endless opportunities for hiking, cycling, and exploration. Picturesque canal walks nearby add to the appeal, providing a perfect setting for peaceful strolls. Combining space, comfort, and a desirable location, this home is ideal for families or professionals looking to enjoy the best of both town and country living.



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KEY FEATURES

- Detached residence,
- 5 bedrooms,
- En-suite facilities to principal suite,
- 2 reception rooms,
- Generous gardens with outbuildings,
- 40ft shed adaptable for varied usage.



STEP INSIDE



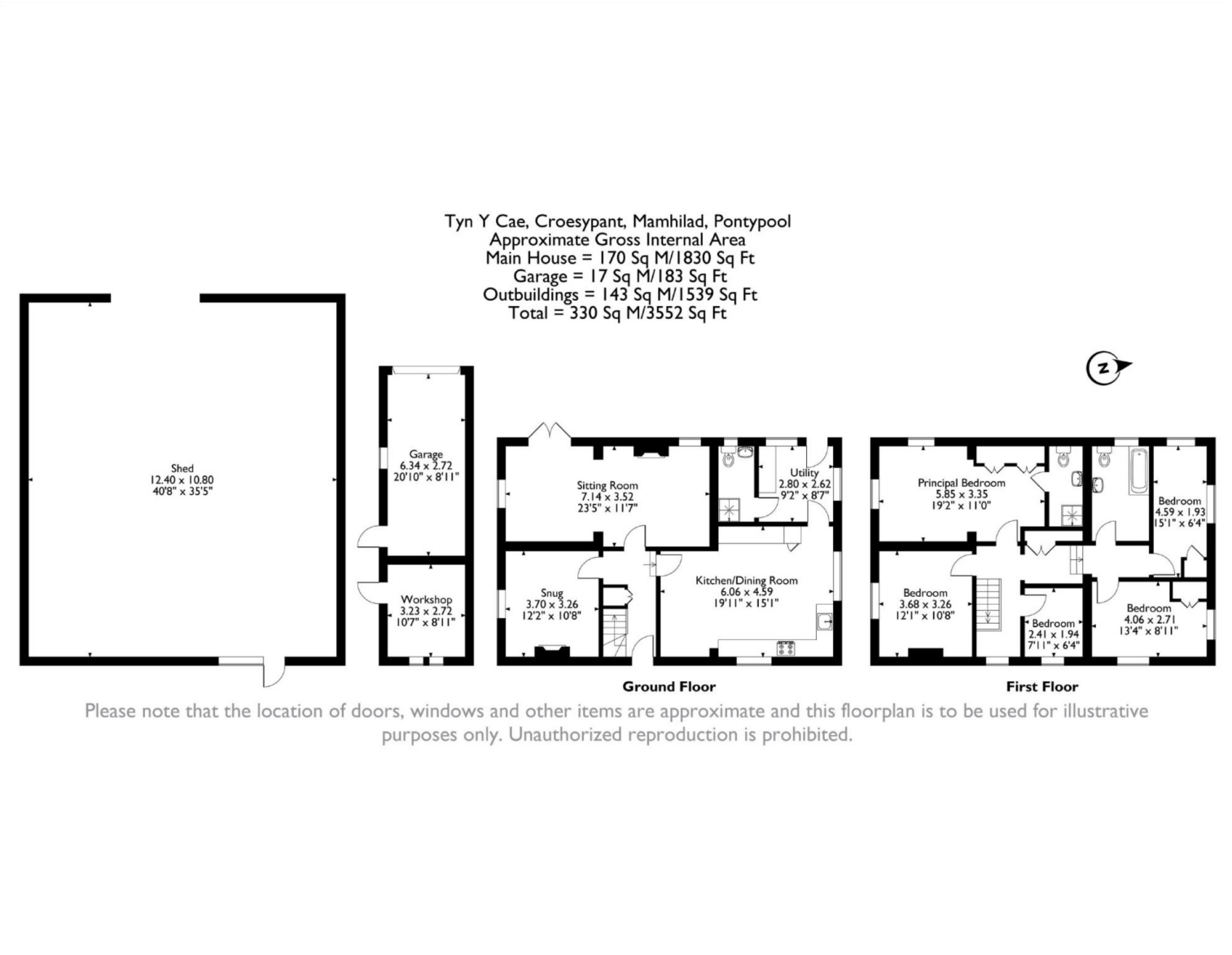
As you step through the formal front door, you are welcomed into a bright and spacious hallway, where a staircase rises gracefully to the first-floor landing. Beneath the staircase, fitted storage provides a practical solution for everyday essentials, while the warmth of quarry-tiled flooring sets a traditional yet timeless tone.

To the left of the hallway, a charming reception room, currently used as a snug, offers a cosy retreat. A side window allows natural light to filter in, complementing the feature fireplace that serves as the room's focal point, perfect for creating a warm and inviting atmosphere.

Continuing through the hallway, you'll find the dual-aspect sitting room to the rear of the property. This generously proportioned space is thoughtfully designed with flexibility in mind, offering two distinct areas if desired. French doors open directly to the rear garden, seamlessly blending indoor and outdoor living, while the tiled flooring enhances the sense of continuity and practicality.

The kitchen/dining room is another impressive dual-aspect space, bathed in natural light from large windows that frame far-reaching countryside views to the front and side. The kitchen is fitted with an array of wall and base units, providing ample storage, with worktops offering plenty of preparation space. There is room for appliances, while space for a dining area ensures a comfortable space for everyday meals or entertaining guests. The tiled flooring adds both style and functionality to this well-appointed hub of the home.

From the kitchen, a doorway leads to the rear utility room, a practical addition with plumbing for a washing machine and further appliance space. A rear door provides access to the driveway, ensuring convenience for everyday tasks. Just off the utility room, a handy ground-floor shower room is fitted with a shower, W.C., and wash hand basin, adding to the home's practicality.



Ascending to the first floor, you'll discover five well-proportioned bedrooms, each benefiting from picturesque views over the gardens and surrounding countryside. The principal bedroom enjoys the luxury of en-suite facilities and built-in storage, creating a private sanctuary.

A separate family bathroom serves the remaining bedrooms, ensuring comfort and convenience for residents and guests alike.

This thoughtfully designed home blends character, space, and functionality, creating a warm and inviting environment for modern family living.

STEP OUTSIDE



The outdoor space surrounding this home is both generous and well-designed, offering a perfect blend of practicality and tranquility. A vehicular gate to the rear provides access to a spacious driveway, ensuring ample off-road parking alongside a single garage with a workshop to the rear.

Encircling the property, the gardens are predominantly laid to lawn, interspersed with mature trees, shrubs, and neatly hedged borders, creating a sense of privacy and natural beauty. A slate-chipped patio extends directly from the sitting room, offering an ideal space for outdoor dining or relaxation.

For those who enjoy entertaining, a timber summerhouse with an adjoining decked area provides a delightful setting for social gatherings. Additionally, a substantial shed/workshop, spanning over 40 feet in width, offers versatile space suitable for a range of uses, from hobbies to additional storage. This thoughtfully designed outdoor space enhances the home's appeal, offering both functionality and a peaceful retreat.

INFORMATION

Postcode: NP4 0JD
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Private
EPC: C





DIRECTIONS

From the Mamhilad dual carriageway roundabout, take the A4042 towards Penperlleni/Abergavenny. After the Usk turn off on your right hand side, the road will start to incline up the hill. Pass the Secret Garden, Garden Centre on your right. As you reach the top of the hill there is a turning on the left hand side, take this turning. Follow this road as it goes then follow it as it bears right at almost 90 degrees. Shortly, the house will be found immediately in front of you.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		95
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



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