



HAFODYRYNYS

Guide price **£650,000**



TON COTTAGE

Cefn Y Crib, Hafodyrnys, Crumlin, NEWPORT NPI | 5BP



Charming three-bedroom detached cottage
Ideal family home
Close to local shops, schools and amenities

Nestled in the heart of the picturesque village of Hafodyrnys, Ton Cottage is a charming three-bedroom detached property set within approximately 2.31 acres of land, offering a peaceful rural lifestyle with the convenience of nearby amenities, this delightful home is perfect for families, equestrian enthusiasts, or anyone seeking a countryside retreat.

Full of character, the cottage boasts a warm and welcoming interior with comfortable accommodation, ideal for family living. Original features blend seamlessly with modern touches, creating a unique and homely atmosphere throughout. Outside, the property truly shines, offering a garden annexe, ideal for guests or potential rental use, along with four stables and a tack room, making it a dream home for those with horses or other animals. The surrounding land offers ample space for gardening, recreation, or even a smallholding venture, all while enjoying sweeping panoramic views of the surrounding countryside. Hafodyrnys is a well-connected and popular location, with local schools, shops, and essential amenities just a short distance away. For lovers of the outdoors, scenic spots such as Cwmcarn Forest and Pen-y-Fan Pond are within easy reach, offering walking, cycling, and nature on your doorstep.



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KEY FEATURES

- Detached
- Three bedrooms
- Garden annexe
- Four stables
- Principle ensuite
- 2.31 acre plot



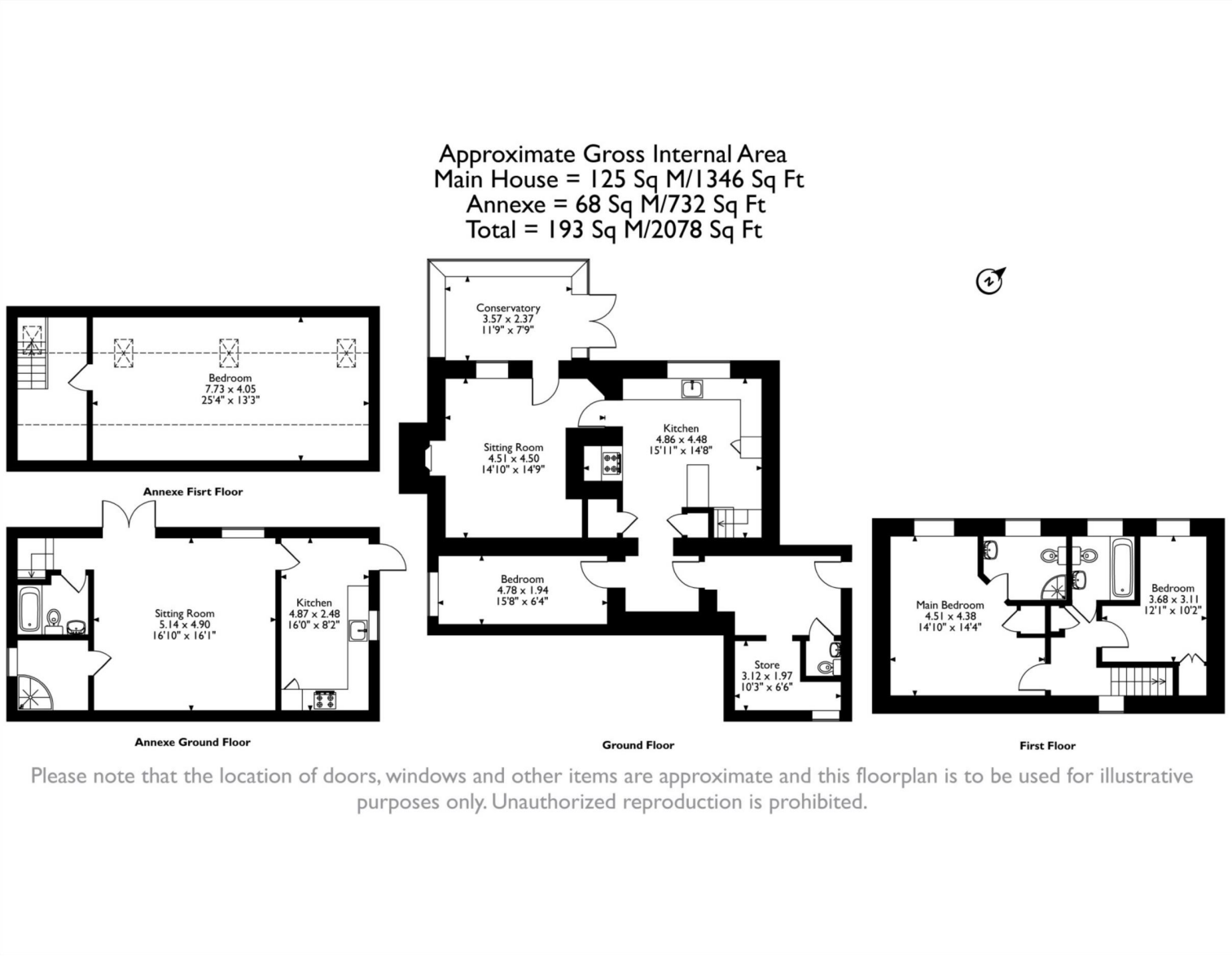
STEP INSIDE



Step inside Ton Cottage and you are immediately welcomed by the conservatory a bright and airy space that perfectly frames the stunning countryside views.

From here, you enter the cosy living room, a warm and inviting space complete with a charming log burner, ideal for relaxing evenings.

Flowing seamlessly from the living room is the kitchen/diner, a sociable hub of the home with plenty of space for family meals and entertaining.



Off the kitchen, you'll find a versatile third bedroom which also works perfectly as a second sitting room, along with a practical utility room and a convenient downstairs WC.

Returning to the kitchen, stairs lead up to two well-proportioned bedrooms, including a principal room with ensuite, and a stylish main bathroom, offering both comfort and functionality in this delightful country home.

STEP OUTSIDE



Step outside Ton Cottage and you're immediately greeted by the generous 2.31 acres of grounds that offer space, privacy, and the charm of rural living. As you come off the driveway, the outdoor setting opens up to reveal a wonderful blend of mature gardens, open areas, and countryside views.

The standout features include a self-contained garden annexe ideal for guests, extended family, or potential rental income alongside four well-maintained stables and a tack room, making this property a fantastic choice for equestrian enthusiasts or those seeking a lifestyle change. Whether you're enjoying the peaceful surroundings or planning your next outdoor project, the grounds at Ton Cottage offer endless possibilities in a truly attractive setting.

AGENT'S NOTE:

The annexe is under a separate council tax band rating of A. There is a right of access road from the mountain lane to the property.

INFORMATION

Postcode: NP11 5BP

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

Off Hafod-Yr-Ynys Road/A472 and head northeast on Herbert Terrace, then turn left onto Cefn-Crib Road. Continue along Cefn-Crib Road for approximately 0.5 miles, The entrance to the property will be located on the left-hand side.



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	41	80
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.