



# LITTLE MILL

Guide price **£550,000**





# TY DRAW BARN

Ty Draw Lane, Pontypool, Monmouthshire NP4 0HR



Experience serene living at Ty Draw Barn.  
Period features and modern comfort.  
Enjoy a spacious garden perfect for relaxation.

Ty Draw Barn, located in the scenic area of Little Mill, Pontypool, offers a wonderful blend of rustic charm and modern comfort. Set within a peaceful environment, this detached home features a light-coloured exterior with a pitched roof, surrounded by other houses and greenery. The property boasts a well-maintained garden, providing ample space for outdoor activities and leisure.

The layout includes paths leading to the home, along with designated seating areas and garden beds for relaxation or gardening. Further enhancing the appeal, a generous driveway accommodates multiple vehicles. This residence not only promises a comfortable living space but also immerses you in nature, perfect for those who appreciate a serene lifestyle while still being close to essential facilities.





Guide price  
£550,000



### KEY FEATURES

- Detached period home with charm
- Four spacious bedrooms
- Generous garden with landscaping
- Modern kitchen with rustic appeal
- Driveway with ample parking
- Peaceful location near nature





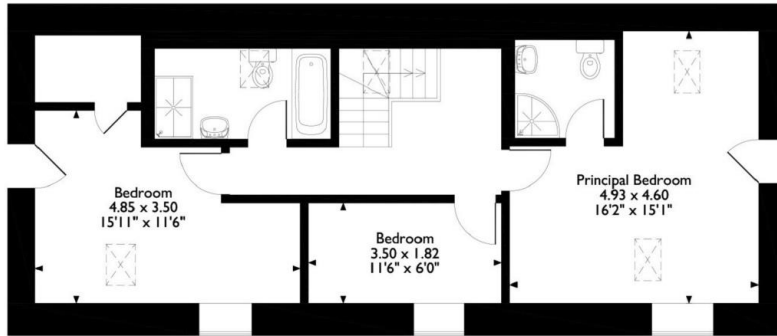
# STEP INSIDE



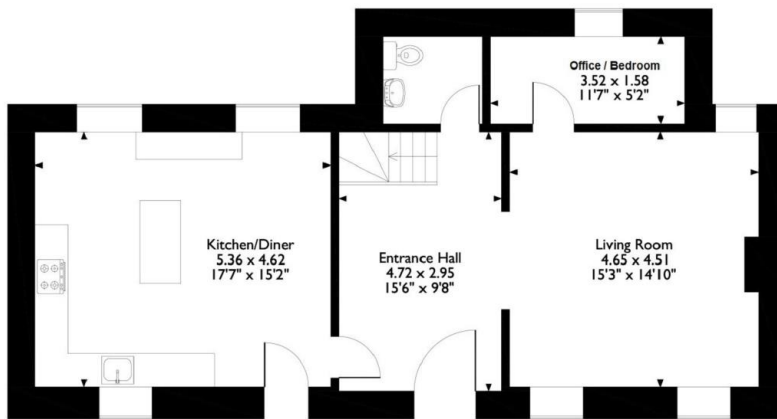
Entering this lovely home, you are greeted by the spacious reception rooms that serve as inviting spaces for family gatherings and relaxation. With ample natural light, the interiors feel airy and welcoming, emphasising the home's period features.

The kitchen is thoughtfully designed, integrating modern amenities while maintaining the rustic aesthetic, making it a practical and charming space for cooking and entertaining. The seamless flow from the kitchen to the dining area is ideal for hosting dinner parties or casual meals with family.

**Ty Draw Barn, Ty Draw Little Mill, Pontypool**  
Approximate Gross Internal Area  
132 sq m/1426 sq ft



**First Floor**



**Ground Floor**

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.

The four bedrooms provide versatility, whether for family, guests, or a home office.

The bathrooms have been modernised, ensuring comfort and convenience. Every corner of this home reflects a balance of warmth, charm, and contemporary comforts, making it truly special.



# STEP OUTSIDE



Outside, the garden presents a green oasis with well-manicured grass, hedges, and various trees that enhance the sense of privacy. The harmonious landscaping allows for multiple leisure areas, including a delightful seating space perfect for enjoying warm summer evenings. There are pathways guiding you through the garden, making it easy to navigate and appreciate the natural beauty surrounding this enchanting home. Ideal for gardening enthusiasts, the designated areas for gardening offer potential for cultivating plants or flowers, adding to the garden's appeal.

The driveway allows for off-road parking, providing convenience and ease for residents and visitors alike, making this property not only a home but a lifestyle

## INFORMATION

Postcode: NP4 0HR  
Tenure: Freehold  
Tax Band: G  
Heating: Gas LPG  
Drainage: Private  
EPC: C







## DIRECTIONS

From Usk travel southwest on Bridge Street crossing the river Usk on the bridge. On leaving the bridge bear right signposted to Pontypool. Continue for approximately 4 miles before turning right onto Ty Draw Lane adjacent to the car park of the Halfway House. Follow the drive for approximately 300 yards bearing left under the railway bridge and the property can be found straight ahead.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)	79	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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