



GLASCOED

Guide price **£700,000**



THE NOOK

Glascoed, Pontypool, Monmouthshire NP4 0TX



Detached home set with its own grounds,
1.5 acres including a Paddock,
Countryside location.

Nestled in the heart of the Monmouthshire countryside, this charming four-bedroom detached home offers a rare combination of rural tranquillity and convenient access. Set within approximately 1.5 acres of generous grounds including a separate paddock and multiple versatile outbuildings this property provides the perfect setting for those seeking a semi-rural lifestyle. Located in the peaceful village of Glascoed, residents enjoy far-reaching countryside views and an abundance of walking routes right on the doorstep, with the scenic Llandegfedd Reservoir just minutes away.

Despite its idyllic surroundings, the home is ideally positioned for easy access to nearby towns such as Usk and Pontypool, offering a wide range of amenities. For commuters, excellent road and rail links connect to Cardiff, Bristol, and even London, making this a superb base for work and leisure alike. This is an ideal opportunity for those looking to embrace country living without compromising on connectivity.



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KEY FEATURES

- Detached property,
- 4 bedrooms,
- 1.5 acres of grounds,
- Separate paddock,
- Multiple outbuildings,
- Countryside location.



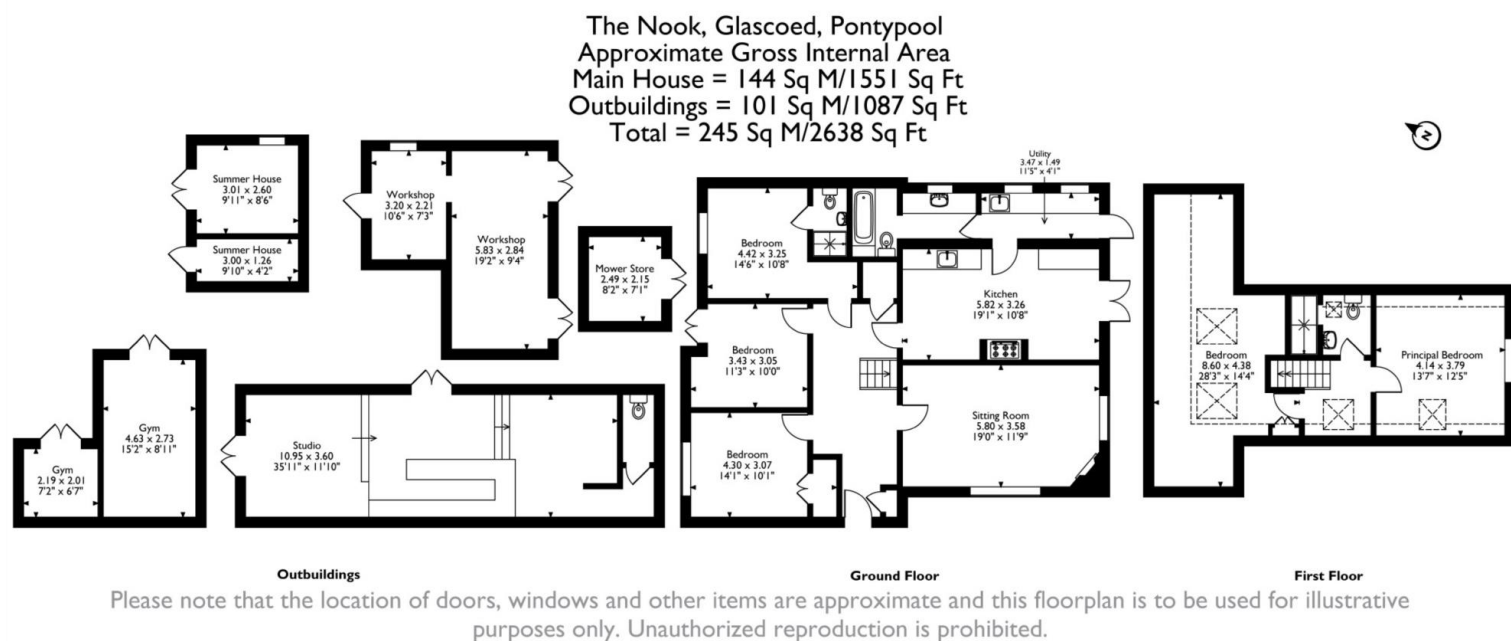
STEP INSIDE



Upon entering the property via the main side entrance, you are welcomed into a bright and spacious central hallway that forms the heart of the home and provides access to the main ground floor rooms. Immediately to your right, a door opens into the impressive dual-aspect lounge. This inviting living space features a charming corner fireplace and benefits from generous natural light, with windows offering delightful views over the rear garden.

Adjacent to the lounge is the stylish and well-appointed kitchen, refitted in 2020 with bespoke cabinetry and ornate tiled flooring that adds a touch of character. French doors lead from the kitchen directly onto the rear patio, seamlessly connecting indoor and outdoor living spaces. A door from the kitchen also leads into the practical utility room, offering plumbing for a washing machine, space for additional appliances, a window to the side, and access to the rear garden.

Conveniently, the ground floor bathroom is accessed from the utility room and comprises a white three-piece suite, ideal for guests or flexible family living.



To the front of the property are three further versatile rooms. Two are generous double bedrooms, one of which enjoys en-suite facilities, offering comfort and privacy. The third room sits centrally between the bedrooms and is currently used as a study/home office. However, with French doors opening to the front, it offers flexibility and could easily function as a fifth bedroom, playroom, or snug, depending on individual needs.

Ascending the staircase from the main hallway, the first floor opens onto a landing that leads to two additional well-proportioned double bedrooms, both of which benefit from built-in storage. The rear bedroom enjoys serene views over the garden, while the front-facing room is bright and airy. Completing the first floor is the contemporary family shower room, which is fully tiled to both the walls and floor, providing a sleek and low-maintenance finish.

Throughout, the home combines space and functionality with thoughtfully designed interiors, making it ideal for modern family living or those looking for a flexible layout to accommodate changing lifestyle needs.

Agents Note: The property has PV panels for electricity, further information from Agent.

STEP OUTSIDE



Outside, the property offers extensive and versatile grounds extending to approximately 1.5 acres. To the front, a gated driveway provides off-road parking for multiple vehicles, bordered by mature shrubs, trees, a timber garden shed, and a greenhouse. Additional driveway space extends down the side of the property.

To the rear, a raised sun patio directly adjoins the house, enjoying a Southerly aspect, perfect for outdoor dining and relaxation, leading onto a well-maintained lawned garden. A central pathway guides you up the garden, flanked by two substantial outbuildings, each with its own decked seating area. These spaces are highly adaptable ideal for use as home offices, guest accommodation (potential AirBnB), or recreational retreats, one is currently set up as 'Man-Cave'. Further seating areas and additional sheds/storage spaces enhance the garden's functionality. Beyond, a gated lawned area. A pathway leads to a private paddock of just over an acre, offering scope for hobby farming, animals, or leisure use.

INFORMATION

Postcode: NP4 0TX

Tenure: Freehold

Tax Band: F

Heating: Electric

Drainage: Private

EPC: D





DIRECTIONS

///slipping.vineyard.pulps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)		
D (55-68)	59	
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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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.