



Crossbrook Cottages, £330,000

- Council Tax B
- Mid-19th Century cottage
- Former haybarn with planning permission for conversion to holiday accommodation
- Investment opportunity
- Semi-rural location
- Paddocks
- EPC Rating: E



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About the property

A rare opportunity to purchase a traditional stone cottage in a beautiful location in Trefil, Tredegar. A mid-19th Century cottage boasting a multitude of features. This property is a unique family home with many original features such as stone walls and flagstone floors and in need of some modernisation throughout. This is a perfect opportunity for those seeking a unique, charming property set in a spacious plot with picturesque views.

The property is ideally located via a private lane which leads to parking for multiple cars and leads to the property itself. A detached, three-bedroom accommodation benefiting from a living room, sitting room, dining room, kitchen, shower room, three bedrooms and bathroom. Externally, the property benefits from a former haybarn with planning permission for conversion to holiday accommodation Planning ref C/20200045 Blaenau Gwent County Council. The property also boasts a small paddock, garden with patio and a further stone barn in need of repair. Adjacent to the property is another paddock set in approx. 0.53 acres with right of access for agricultural vehicles.

The property is conveniently located within proximity to the A465 Heads of the Valleys Road and popular bus routes. Close to local amenities and schools.



Accommodation

Ground Floor

Living Room

12' 3" Max x 10' 3" Max (3.73m Max x 3.12m Max)

Sitting Room

8' 5" Max x 8' 4" Max (2.57m Max x 2.54m Max)

Dining Room

12' 7" Max x 7' 1" Max (3.84m Max x 2.16m Max)

Shower Room

Kitchen

First Floor

Landing

Low Height Store

Bathroom

Bedroom 1

12' 4" Max x 11' 5" Max (3.76m Max x 3.48m Max)
Restricted head height.

Bedroom 2

12' 1" Max x 10' 1" Max (3.68m Max x 3.07m Max)

Bedroom 3

10' 4" Max x 7' 3" Max (3.15m Max x 2.21m Max)

Hay Barn

16' 9" Max x 12' Max (5.11m Max x 3.66m Max)

Floorplan



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