



FOLLY LANE

Offers over **£875,000**



COEDITHEL

Folly Lane, Monmouthshire NP4 8TS



Additional out buildings
Double car port
Beautifully maintained grounds

Welcome to CoeditheL, a stunning cottage believed to date back to the 1600s, nestled in the picturesque Monmouthshire countryside. Set on approximately 5 acres of lush land, this property has been lovingly maintained and modernised by the current owners. CoeditheL, an unlisted farmhouse, offers a perfect blend of historic charm and modern conveniences, making it an ideal family home.

Situated within the breathtaking Brecon Beacons National Park, CoeditheL boasts an abundance of wildlife, beautiful meadows, and natural springs and streams. The expansive grounds offer great potential for equestrian enthusiasts, providing ample space for stables and riding areas.

Inside, the cottage features spacious living areas with exposed beams, cosy fireplaces, and modern amenities, ensuring comfort and convenience. The mature organic gardens and charming orchard add to the property's allure, offering a serene and private retreat. Despite its private countryside location, CoeditheL is a short drive away from local schools and amenities, ensuring easy access to daily necessities. Additionally, the property's proximity to connecting roads provides convenient access to the M4 corridor, making commuting and travel straightforward.



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KEY FEATURES

- Dated around the 1600's
- Approximately 5 acres of land
- Detached Oak framed barn with bedroom & en-suite
- Main house four bed & two bathrooms
- Located in a National Park
- Ample off road parking



STEP INSIDE



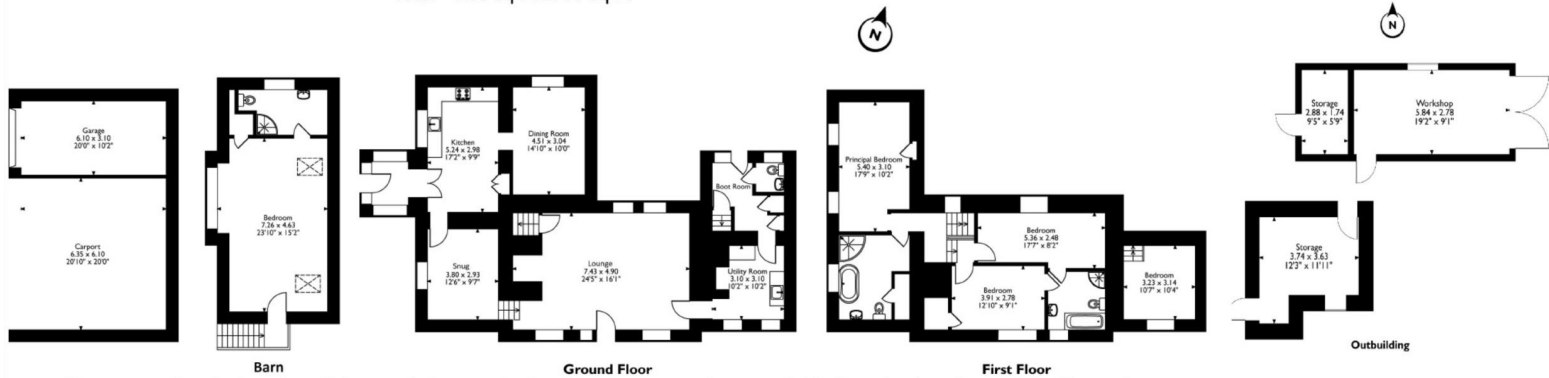
Coedithel is a rare opportunity to own a piece of history in an idyllic setting, with the perfect balance of seclusion and accessibility. Whether you are a nature lover, a family seeking a spacious home, or an equestrian enthusiast, this property offers endless possibilities to create your dream lifestyle.

Adjacent to the kitchen is a cosy snug, offering an inviting space for relaxation. Steps from the snug lead up to the main family lounge, where history meets comfort. This room features a stunning historic log burner and exposed stone walls, creating a captivating ambiance.

Step inside Coedithel and be greeted by a charming Oak-built porch, leading you into the generously sized, modernised kitchen and dining room. This heart of the home boasts contemporary amenities while retaining its historic charm, perfect for family gatherings and entertaining.

Approximate Gross Internal Area
 Main House = 197 Sq M/2120 Sq Ft
 Barn bedroom & en-suite = 40 Sq M/431 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 256 Sq M/2756 Sq Ft

Approximate Gross Internal Area
 Workshop = 17 Sq M/183 Sq Ft
 Store = 16 Sq M/172 Sq Ft
 Total = 33 Sq M/355 Sq Ft



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.

From the lounge, you have access to a period spiral stone staircase that ascends to the upper floor, where you will find three well-appointed bedrooms. Bedroom two and three include a Jack and Jill ensuite, providing convenience, along with a stylish bathroom for the principal bedroom that benefits from a free standing bath and separate shower cubical.

Continuing on the ground floor, a generously sized utility room, complete with its own log burner, adds to the home's functionality.

This versatile space provides ample storage and workspace, with access to a downstairs boot room and downstairs WC for added convenience. A staircase off the boot room leads to the fourth bedroom, currently utilised as an office space, offering a quiet and private area for work or study.

Coedithel combines historic charm with modern comforts, creating a welcoming and practical family home. Each room has been thoughtfully designed to provide a blend of old and new, making this cottage a truly unique and delightful place to live.

STEP OUTSIDE



Step outside Coedithel, a beautiful property set on approximately 5 acres of land. This idyllic plot is a haven of natural beauty, adorned with mature trees, meadows, and vibrant streams that weave through the landscape. The current owners have ensured that the grounds remained a picturesque retreat within the Brecon Beacons National Park. On the property, you'll find an Oak framed barn, completed by the owners in 2016. This boasts a spacious bedroom and an en suite.

The property includes a detached workshop with wood burning stove and a further stone garden store, providing ample space for all your needs. A kitchen garden offers the opportunity to grow your own produce, adding to the property's self-sufficient appeal. As you explore the grounds, enjoy the natural landscape and distant views over the surrounding countryside, offering a serene and inspiring backdrop.

A public footpath crosses a meadow on the land, inviting you to explore the stunning landscape and connect with nature. Whether you're strolling through the meadows, enjoying the tranquillity of the streams, or simply taking in the panoramic vistas, Coedithel's outdoor spaces offer endless possibilities for relaxation and recreation.

INFORMATION

Postcode: NP4 8TS
Tenure: Freehold
Tax Band: H
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

To reach Coedithel from Folly Road, take the left onto Folly Lane after Gwynllyw High school. Follow the lane over the cattle grid, and take a left at the third grit bin on the right near the top of the Hill, then a sharp left at the sign for Coedithel, follow the track and you will arrive at the front gates of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	40	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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