



MITCHEL TROY, MONMOUTHSHIRE

NP25



LOWER HOUSE, MITCHEL TROY, MONMOUTH, MONMOUTHSHIRE, NP25 4BL

A beautifully restored former farmhouse set in over three acres,
commanding breathtaking panoramic views of the Brecon Beacons
and Black Mountains.



Local Authority: Monmouthshire Council

Council Tax band: to be confirmed

Tenure: Freehold

Outside: Private woodland, paddock, hot tub, far-reaching views. In all 3.16 acres

Services: Mains electricity and water (water supplied via a shared private pipe), private drainage, biomass boiler, solar panels and EV charging point.

Guide Price: £975,000



THE PROPERTY

At the end of a farm track and set within 3.16 acres of land and enjoying outstanding, uninterrupted views towards the Brecon Beacons and Black Mountains, the beautifully presented Lower House offers a 'turnkey', chain-free opportunity which has served the current owners as a home and more recently as a highly regarded, successful holiday rental which has been maintained to a high standard throughout.

With origins as a 17th Century farmhouse complemented by a contemporary kitchen/dining extension, Lower House blends the best of both worlds and offers a principal bedroom with en-suite shower room and dressing room, four further bedrooms, two further bathrooms, drawing room, sitting room, open-plan kitchen/dining room, pantry, utility room, guest cloakroom, cellar and a large detached stable block. There is also planning permission to add a timber dwelling in the paddock.









The grounds of Lower House are a pleasure to explore and include private woodland, a stream, paddock, gardens, a hot-tub nook, fire-pit area and terraces, although the focus inevitably returns to the far-reaching views.

Sustainability was an important consideration during the refurbishment. Solar panels, a high-specification biomass heating system and enhanced insulation contribute to an impressive EPC rating of C.







LOCATION & DIRECTIONS

Mitchel Troy, or Llanfihangel Troddi, is a village located just three miles from the market town of Monmouth and just a short drive from Abergavenny and the Brecon Beacons beyond. Historic Monmouth offers a wide range of shops, restaurants, schools (both state and independent) and sporting facilities. In the other direction Lower House provides easy access to the glorious Wye Valley and the Forest of Dean. The Severn Bridge and Cardiff are approximately 30 and 45 minutes away respectively.

Directions:

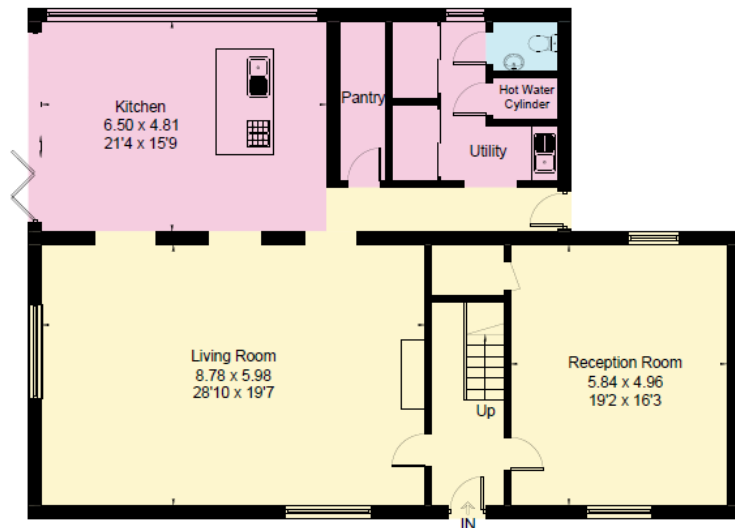
Exit the A40 at Monmouth and join Portal Road (B4293) adjacent to the Shell petrol station. Through Mitchel Troy village continue towards Dingestow for approximately half a mile and turn left onto the farm track opposite the junction with Jingle Street. Lower House can be found at the end of the track.





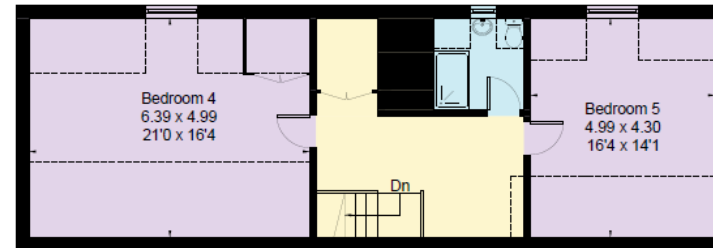
Lower House, Mitchel Troy Monmouth NP25 4BL

Gross Internal Area (Approx.)
Main House = 288 sq m / 3101 sq ft

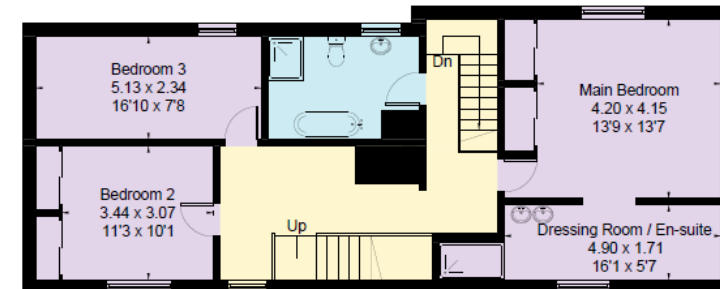


Ground Floor

[] = Reduced head height below 1.5m



Second Floor



First Floor



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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