

MALPS COTTAGE

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9LD

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Ahead of the curve

WELCOME TO MALPS COTTAGE

Malps Cottage is located in an idyllic, elevated rural location on the fringe of the Brecon Beacons/Bannau Brycheiniog National Park. For potential buyers looking for a small holding, with no immediate neighbours but located in an area with a strong community, Malps Cottage is just perfect. Enjoying a picturesque and peaceful setting within the beautiful, unspoiled countryside, renowned for its beauty and industrial history, cottages such as Malps Cottage rarely become available on the open market in Monmouthshire. A single track road leads from the village of Llanellen, up the mountain, through a gate to the cottage, a track continues over the Blorenge, ideal for walking and horse riding. This inviting cottage offers both character and charm with further potential for improvement and modernisation and could, subject to planning consent, be extended further.

KEY FEATURES

- Character cottage with original features
- Rural location above the village of Llanellen
- Superb views across open fields
- Gardens and mountain land of circa 27 acres
- Large outbuilding with potential
- Potential for updating and extending, subject to planning consents
- Within 5 miles of Abergavenny town and excellent road and rail links
- Potential of further 7 acres of adjoining land available



GROUND FLOOR

Enter through the front porch into a spacious sitting room with a window to the front and much character including a fire place and flagstone floor. Stone steps lead down to a further reception room, also with a fire place and is filled with natural light flooding in from the front window and sliding doors opening directly out to the garden. The kitchen and breakfast room are located to the rear of the property and offer space for a family dining room table. The family bathroom is also located on the ground floor, one of the bedrooms is accessed via steps above the ground floor, the stair case continues to the first floor where the bedroom is located.









FIRST FLOOR

Stairs rise to the first floor where the principal bedroom is found, a spacious room with wooden flooring, exposed beams and two windows framing the most spectacular views.





OUTSIDE

Set in the most spectacular location, Malps Cottage enjoys breathtaking views and is surrounded by circa 27 acres of its own land, creating an exceptional place of peace, privacy and rural tranquillity. Located part way up the Blorenge Mountain, above the village of Llanellen, the cottage is accessed via country lanes leading to a single track road. Immediately adjoining the cottage is the garden and beyond, mountain land which has been partly worked by the present and previous owners with grazing for livestock, space for chickens and other poultry and generally enjoying the land. Subject to any necessary planning consents, the land could be used for leisure purposes, for example glamping.

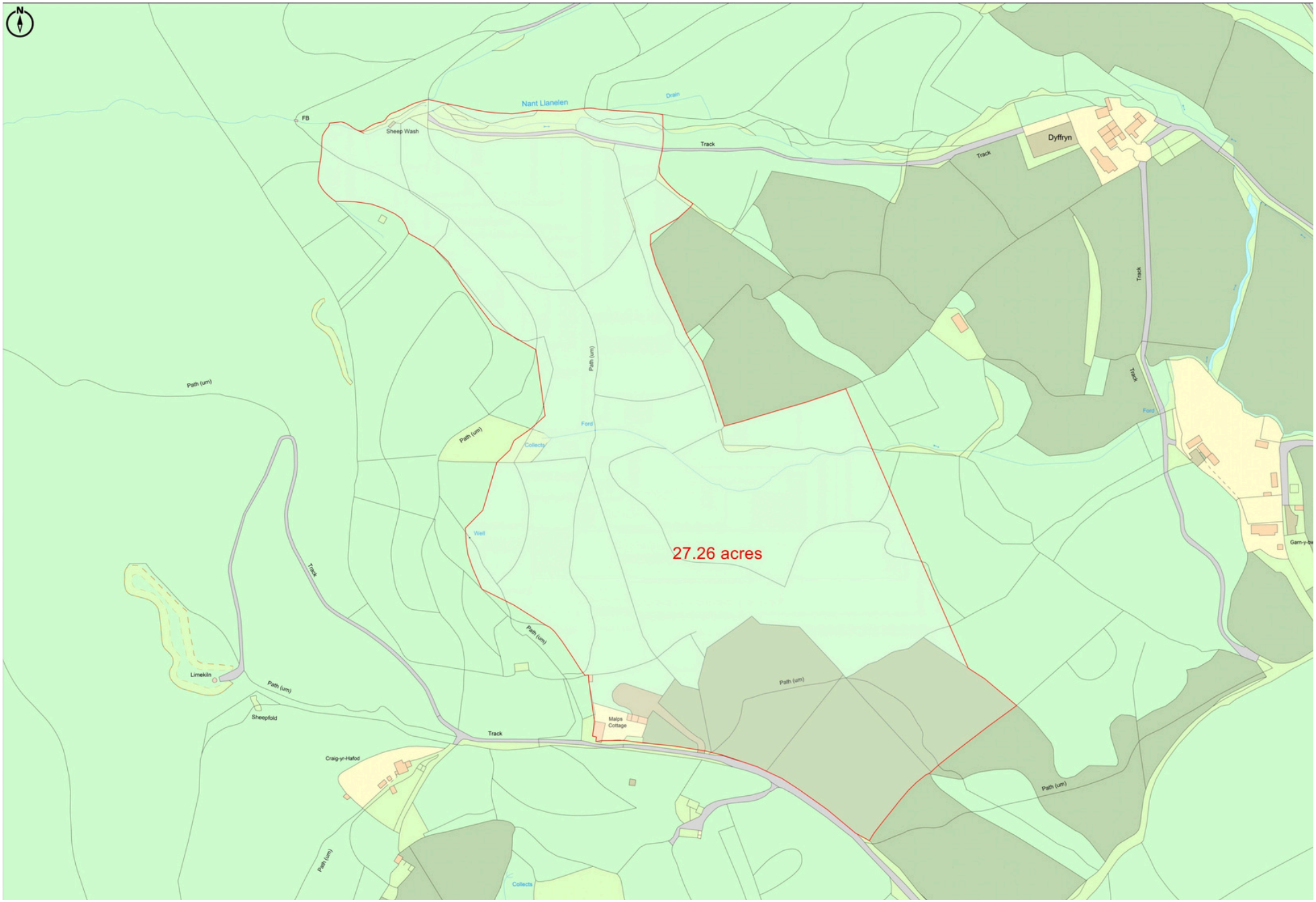
The land offers a natural mountain landscape with panoramic, far reaching spectacular views across the surrounding hills and valleys, and includes a stream with waterfall. Whether used for grazing, walking, wildlife watching or simply appreciating the scenery, the grounds offer an exceptional rural setting.

Within the acreage stands a barn, offering potential for restoration, whilst the barn requires work, its scale, character and position within the landscape present a rare opportunity for those looking to create additional accommodation, a studio, workshop or leisure space, subject to the necessary consents. Together, the cottage, land and barn form a wonderful versatile rural small holding with scope for enhancement.



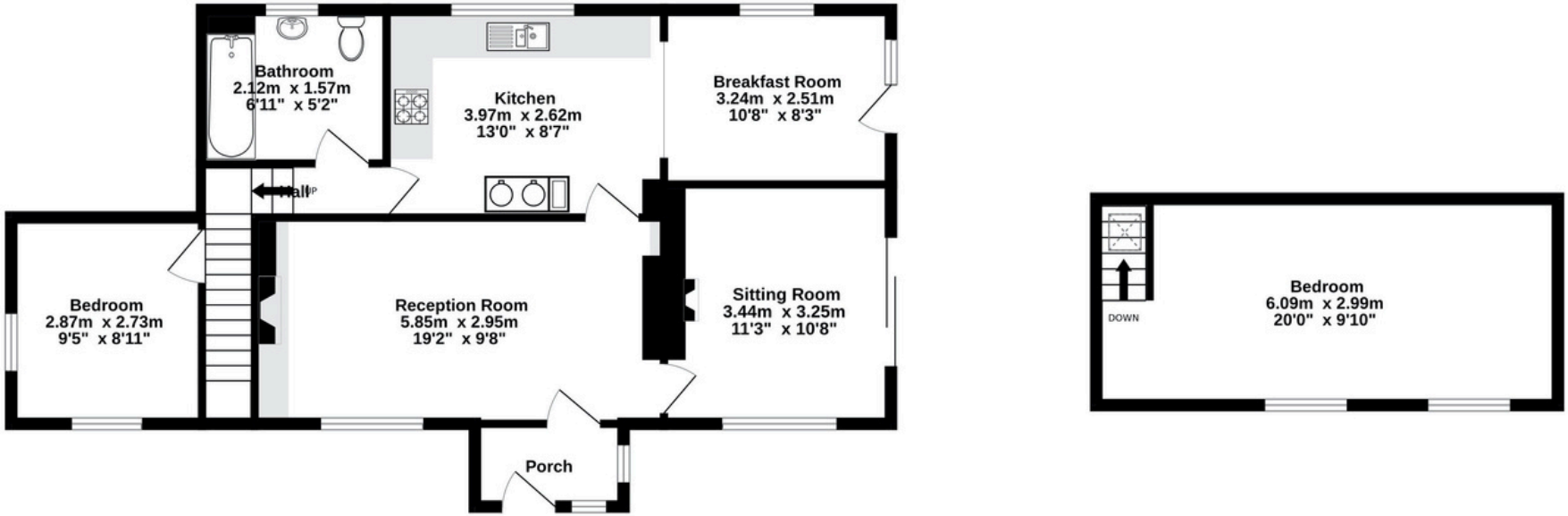





N
Nant Llanelen
Drain
FB
Sheep Wash
Track
Track
Dyffryn
Track
Path (um)
Path (um)
Ford
Collects
Ford
Well
27.26 acres
Path (um)
Track
Limekiln
Path (um)
Sheepfold
Track
Malps Cottage
Path (um)
Craig-yr-Hafod
Path (um)
Path (um)
Collects

Ground Floor
67.3 sq.m. (724 sq.ft.) approx.

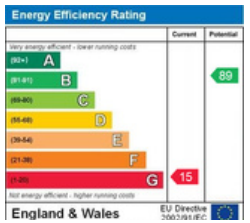
1st Floor
19.5 sq.m. (209 sq.ft.) approx.



Malps Cottage Llanellen NP7 9LD

TOTAL FLOOR AREA : 86.7 sq.m. (934 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AREA

Situated in a very desirable location, above the village of Llanellen and the Monmouthshire and Brecon Canal, the fringe of the Bannau Brycheiniog /Brecon Beacons National Park offering a wide range of outdoor activities literally on the doorstep. Whilst in a quiet rural setting the main A4042 road is less than two miles, providing access to Abergavenny approximately 5miles to the north, and a main line railway station, located on the outskirts of Abergavenny. The local villages of Llanellen and Llanover offer a café, delicatessen and on the mountain, the Goose & Cuckoo pub. Abergavenny has a wide range of amenities including supermarkets, shops, primary and secondary schools, banks, doctors, dentists, a library, general hospital and a mainline train station. The town has a leisure centre with swimming pool, a cinema, theatre and the region is renowned for its many high quality restaurants. The property is situated within easy reach of the commercial centres of South Wales via the Heads of the Valleys road and the A4042/A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

DIRECTIONS

From Abergavenny take the A4042 towards Newport and Pontypool. Continue over the stone bridge and into Llanellen. Pass Llanellen Court Farm on the right hand side, take the right hand turning into Oak Lane (there is a stone cottage on the corner). Continue up Oak Lane, over the canal bridge and up the country lane. Shortly after passing the woods on the right handside, the road goes downhill and on the left hand side is a 'No Through Road' identified by white railings. Take the left hand turning along this lane and bear right, the lane rises steeply uphill just by a large white house with stables. Continue up the steep hill, passing an agricultural barn on the right hand side and a cottage on the left hand side. The lane continues to climb, bearing left around a bend. Continue past a metal five bar gate, and a further 100 yards up the hill, Malps Cottage will be found on the right hand side.

What 3 Words: ///partly.fame.assume



INFORMATION

Guide Price: £475,000

Local Authority: Monmouthshire County Council.

Council Tax Band: B. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: G. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: The cottage is connected to mains electricity. Private drainage and water supply. See section marked 'Agent's Notes'.

Broadband: The agents understand broadband is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, 02 Three and Vodafone are all good outdoors, 02 is variable indoors. Please make your own enquiries via Ofcom.

Title: The house and land are registered under Title Number CYM608773, CYM785154 and WA980911 - copies of which is available from Parrys.

Agent's Notes: Malps Cottage is a rural cottage which has been the subject of some updating by the present owners.
Log Burning Stoves: May not meet today's building regulation requirements, potential purchasers should assume these require replacement.
Private water supply : The water supply is via a spring, the tank for which is located on Common Land circa 150 yards behind the cottage and accessed via a public bridleway. The spring has been known to run dry in extreme hot weather, although the spring does provide water on a regular basis and has only dried up on a couple of occasions. The installation of a bore hole may be a suitable option, potential buyers will need to explore this further. Other local properties have successfully installed bore holes over recent years. A hydrogeological assessment has been carried out which identifies where a bore hole can be installed within the land of Malps Cottage.
Private Drainage : Buyer's are advised to have an inspection of the drainage system carried out. The present system is functional and the present owners have not had any issues, however, the present owners have no information relating to the drainage system.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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