



Christie Residential

YOUR HOME, HANDLED WITH CARE

Foxwood Cottage, Cwmyoy,
Abergavenny

£1,500,000

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About this property

Occupying an exceptional rural setting in the heart of the stunning Llanthony Valley, Foxwood Cottage is a substantially improved former farmhouse set within approximately 34 acres of gardens, pasture and woodland. Enjoying an enviable position surrounded by unspoilt countryside, the property combines character, space and versatility with breathtaking views across its own land and the surrounding countryside.

Despite its name, Foxwood Cottage is a substantial country residence extending to over 3,400 sq ft. The original farmhouse dates from around 1700 and remained a small working farm until the late 1970s, when it began a programme of enlargement and improvement that has created the impressive home seen today. Subsequent owners have continued to enhance the property, including the installation of oak-framed double-glazed windows and doors together with further extensions that have significantly increased both the living accommodation and flexibility of the house. The spacious accommodation is arranged over two floors and includes a superb sitting room, generous dining room and family room, all ideally suited to modern family living and entertaining. The kitchen/breakfast room is complemented by a utility room, shower room and a bright sun room overlooking the gardens. A substantial double garage provides excellent storage and workshop space. To the first floor are four bedrooms and a study. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, whilst a second bedroom also enjoys en-suite facilities. A family bathroom serves the remaining accommodation.

Foxwood Cottage is accessed via a sweeping private driveway that cuts through the lower grounds and leads to the extensive forecourt, providing parking for numerous cars. The grounds, gardens and paddocks measure approximately 10 acres. Formal gardens wrap around the house, enjoying superb views including across to the Brynarw Mountain. The charm of the gardens has been further enhanced by the creation of a large nature pond with bridge to a central island. In addition, there are paddocks that are complemented by a two berth stable block with attached tack room. The land retains its agricultural designation and has previously supported livestock. Beyond the immediate grounds lies approximately 24 acres of mature woodland, providing an exceptional natural environment rich in wildlife. The woodland is designated as a Site of Special Scientific Interest and supports a diverse range of flora and fauna, including dormice and lesser horseshoe bats. Deer, foxes and badgers are regularly seen, while a network of paths creates the rare opportunity to enjoy extensive private woodland walks directly from the doorstep. Foxwood Cottage represents a rare opportunity to acquire a substantial country home with significant acreage in one of Monmouthshire's most sought-after rural locations. Combining historic character, extensive accommodation and approximately 34 acres of gardens, pasture and protected woodland, it offers an exceptional lifestyle property in a truly outstanding setting.





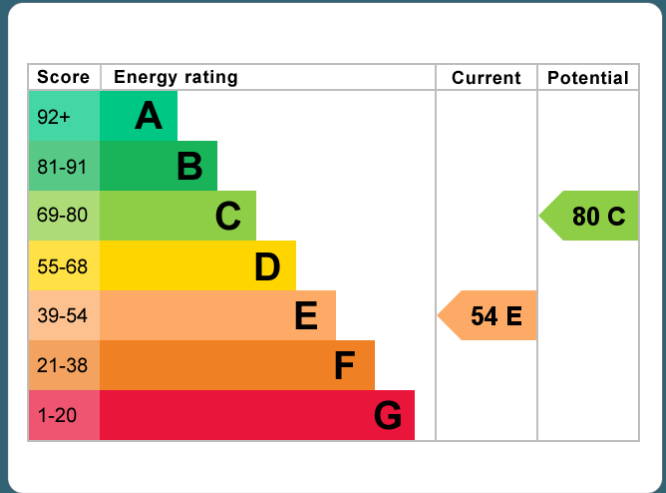
GROUND FLOOR
APPROX. 193.6 SQ. METRES (2084.2 SQ. FEET)



FIRST FLOOR
APPROX. 125.0 SQ. METRES (1346.0 SQ. FEET)



TOTAL AREA: APPROX. 318.7 SQ. METRES (3430.3 SQ. FEET)



Directions

From Abergavenny take the A465 Heads Of The Valleys Road north towards Hereford. After 5.9 miles take the left signposted Llanvihangel Crucorney. At the Skirrid Inn turn left, continue to the bottom of the hill and bear left. Continue for just over a mile and turn left signposted Forest Coalpit. Follow the lane for 0.6 miles and entrance to the property can be found on the right hand side. The What3Words reference is ///forest.excavated.valuables.

USEFUL information

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil-fired heating system and that mains electricity is connected to the property. There is private water supply from a bore hole with pump and filtration system, and private drainage. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'. Please note there are two, lightly used, public footpaths that run through the woodland.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.