



# COEDYPAEN

Guide price **£600,000**



# TY PERROT COTTAGE

Coedypaen, Pontypool, Monmouthshire NP4 0TB



Detached Grade II listed cottage set within 1/3 of an acre  
3 double bedrooms plus en-suite facilities  
Separately approached 4th bedroom adaptable for varied usage

Nestled within rolling countryside, this charming Grade II listed four-bedroom detached stone cottage offers a rare blend of character and rural tranquillity. Surrounded by picturesque landscapes, the setting is ideal for those seeking a peaceful lifestyle with scenic walks and natural beauty right on the doorstep. Just a short drive away lies the thriving market town of Usk, renowned for its independent shops, welcoming cafés, restaurants, and well-regarded local school.

The wider area is equally appealing, with the larger towns of Abergavenny, Monmouth, and Pontypool offering an excellent range of shopping, leisure, and cultural amenities. For commuters, the property is well positioned, with convenient road and rail links providing access to Cardiff, Bristol, and London.



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### KEY FEATURES

- Grade II stone cottage
- 3 double bedrooms
- en-suite facilities
- 4th bedroom/study/studio
- 1/3 of an acre gardens
- Stunning location



# STEP INSIDE



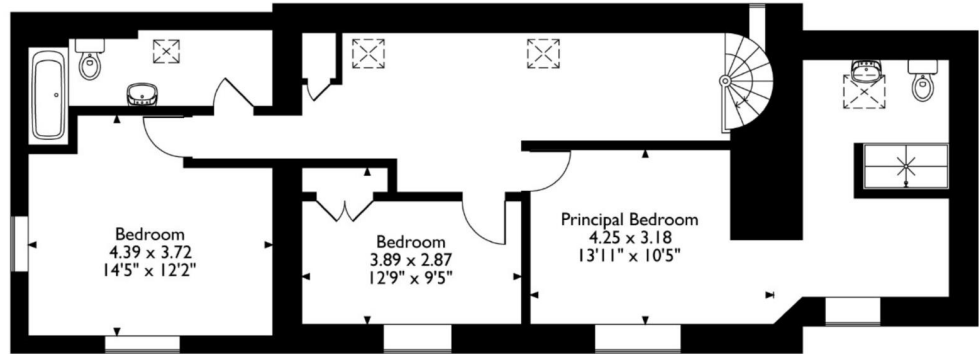
Stepping through the main front door, you are welcomed into a spacious and character-filled reception room that immediately sets the tone for the cottage. This impressive space is thoughtfully divided into two distinct areas: to the right, a cosy lounge centred around a striking inglenook stone fireplace, complete with a traditional bread oven, and to the left, a generous dining area ideal for entertaining. Both spaces are rich in period charm, featuring exposed beams, stone walls, and windows to the front and rear that invite in natural light. Underfoot, flagstone flooring runs throughout, enhancing the rustic appeal.

Positioned beside the fireplace, a beautifully crafted circular stone staircase rises to the first floor, adding a unique architectural focal point. From the reception room, a latched door leads into the kitchen, a bright dual-aspect space fitted with a range of farmhouse-style wall and base units. A characterful AGA oven takes pride of place, complementing the warm terracotta flooring and reinforcing the home's country aesthetic.

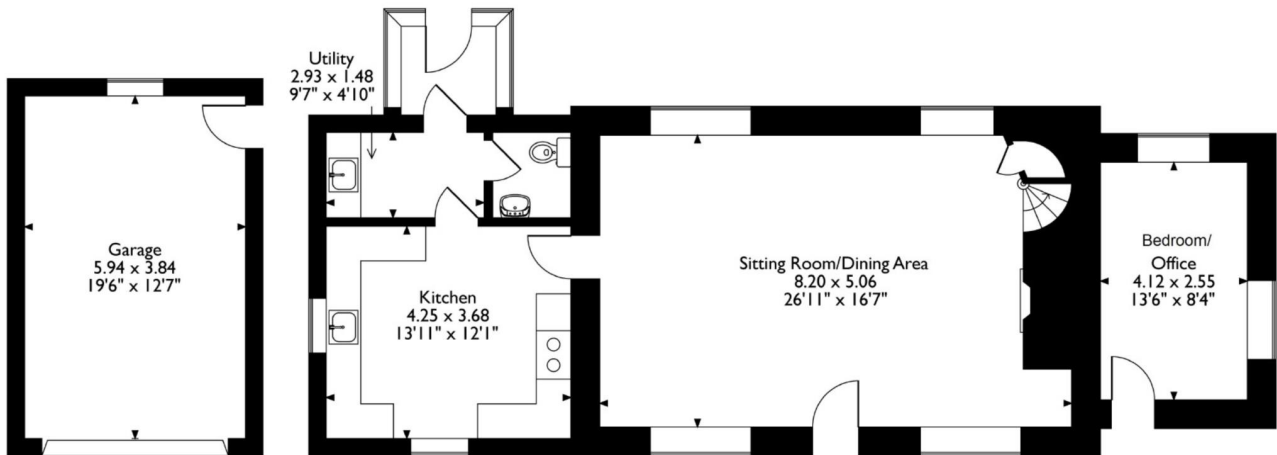
Adjoining the kitchen is a practical utility room, offering plumbing for a washing machine and additional appliance space. From here, an outer porchway provides access to the rear of the property, as well as a convenient ground floor cloakroom fitted with a WC and wash hand basin.

## Ty Perrot Cottage, Coedypaen, Pontypool, Monmouthshire

Approximate Gross Internal Area  
 Main House = 149 Sq M/1603 Sq Ft  
 Garage/Office = 34 Sq M/366 Sq Ft  
 Total = 183 Sq M/1969 Sq Ft



First Floor



Ground Floor

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.

Ascending the stone staircase to the side of the inglenook fireplace, you arrive at a striking first floor landing with a vaulted ceiling, exposed beams, and Velux windows drawing in light from the rear. Generous in size, this versatile area is currently used as an artist's studio, offering a wonderful sense of space and creativity.

Leading off the landing are three well-proportioned double bedrooms, two of them benefiting from vaulted ceilings that enhance their character and openness.

The principal bedroom enjoys the added luxury of a dedicated dressing area and en-suite facilities.

A beautifully appointed family bathroom completes the first floor, featuring a bath, WC, and an ornate vanity unit with basin.

Adding further flexibility, a fourth bedroom or studio is located to the side of the property, positioned beneath the dressing room and en-suite. Accessed via its own private external entrance, this space is ideal for guests, a home office, or independent living accommodation.

# STEP OUTSIDE



Externally, the property is approached via a gated driveway leading from the road, providing ample off-road parking for multiple vehicles and access to a detached garage positioned to the side of the house. The front gardens are a particular highlight, thoughtfully arranged to make the most of the desirable south-westerly aspect, with a choice of seating areas ideal for outdoor dining or simply enjoying the peaceful surroundings.

A rich variety of mature shrubs, flowering plants, and established trees create a colourful and private setting, complemented by several fruit trees that enhance the cottage's country appeal. The gardens extend around the property and are gently tiered, incorporating raised flower beds and a charming Victorian-style greenhouse, perfect for keen gardeners.

In all, the grounds extend to approximately one-third of an acre and enjoy delightful countryside views, offering a tranquil and picturesque outdoor space.

#### AGENT'S NOTE

We are advised that there is a right of access along the lane to the house.

## INFORMATION

Postcode: NP4 0TB

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: Exempt





## DIRECTIONS

What3words: [submerged.doped.shook](https://www.what3words.com/submerged.doped.shook)



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