



Christie
Residential

YOUR HOME, HANDLED WITH CARE

Cwm Cottage, Bettws,
Abergavenny

£775,000

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About this property

Set within approximately 4.5 acres of predominantly woodland in the unspoilt rural hamlet of Bettws, this unique four-bedroom detached home enjoys an idyllic setting beneath the slopes of Bryn Arw, offering exceptional privacy whilst being just ten minutes from the thriving market town of Abergavenny.

With the core of the property dating back to Victorian times as workers cottages, with later extensions, the property extends to approximately 2,020 sq.ft. and has been thoughtfully enhanced by the current owners.

The accommodation is both versatile and welcoming. At its heart is a handcrafted kitchen, installed in 2020, complete with a wood-burning stove and large adjoining utility/boot room. A cosy snug provides an informal family space, while there is also a generous dining room open to a spacious sitting room, featuring a large contemporary wood burner. A separate reception room offers excellent flexibility as a home office, playroom or additional sitting room. Upstairs, there is an impressive principal bedroom suite with en-suite shower room and seating area, complemented by three further double bedrooms and a family bathroom. Several of the bedrooms have been recently replastered and redecorated. The home has been significantly upgraded with a recently installed air source heat pump, individually controlled Tado smart heating throughout, and a private spring-fed water supply with UV filtration.

The grounds are a particular highlight, comprising mature woodland, lawned gardens and productive vegetable plots with irrigation. From the front of the property the ground falls away to meet a stream which forms the southern boundary. A timber cabin sits on the hillside, enjoying far-reaching views towards the Sugar Loaf, while a substantial detached garage and games room, built in 2021 and plumbed for drainage, offers excellent potential for a variety of future uses, subject to the necessary consents. A lightly used public footpath runs through the grounds.

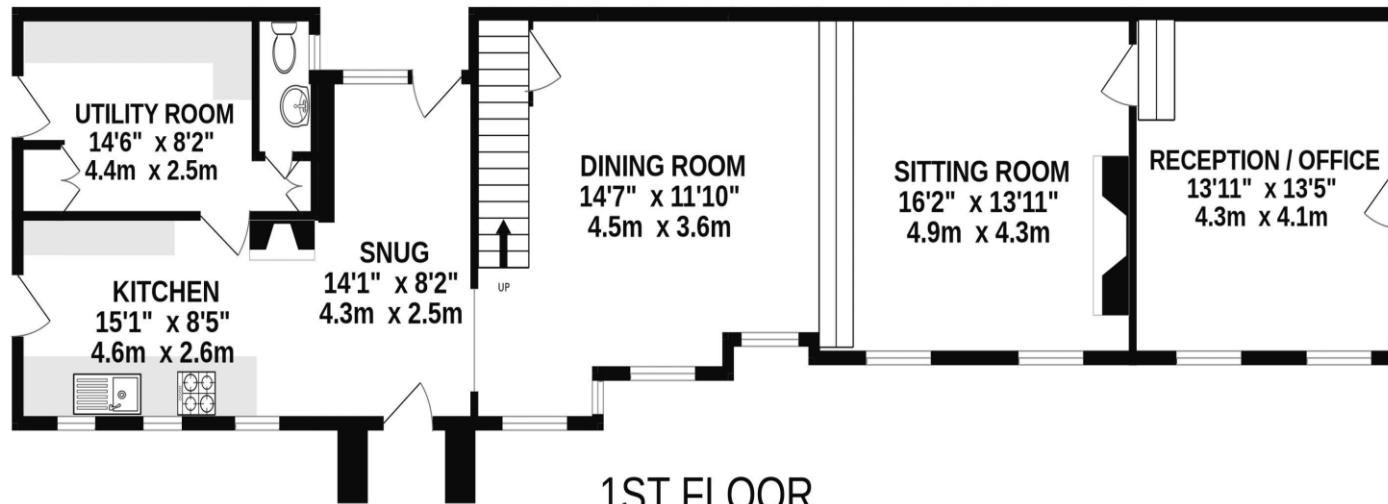
Bettws is a wonderfully preserved rural community with an excellent village pub within walking distance, providing a rare combination of peaceful country living, a strong local community and easy access to Abergavenny's shops, restaurants and amenities.

Offering space, character and an exceptional natural setting, this is a rare opportunity to acquire a distinctive country home in one of Monmouthshire's most picturesque locations.

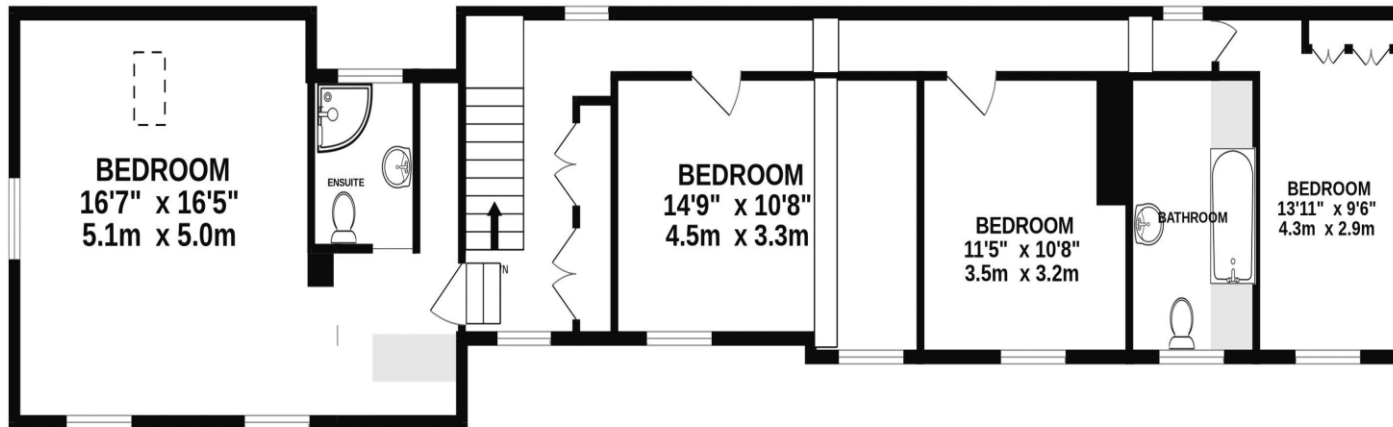




GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.2 sq.m.) approx.

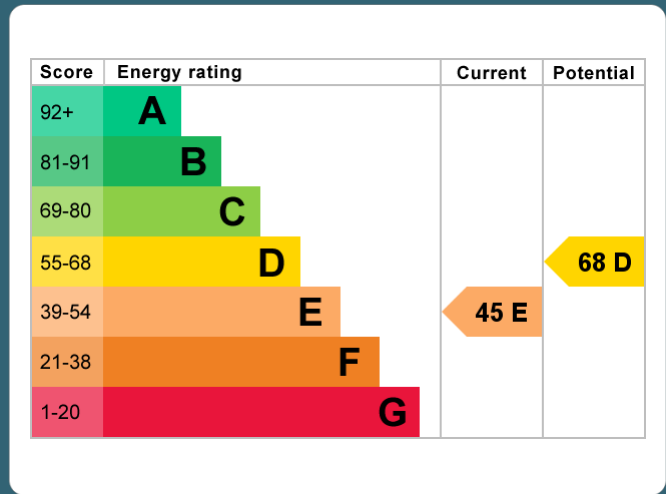


TOTAL FLOOR AREA : 2020 sq.ft. (187.6 sq.m.) approx.

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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Directions

From the Cenotaph in the centre of Abergavenny follow Pen Y Pound. north to the traffic lights. Go straight over and into Old Hereford Road. Stay on the Old Hereford Road for 2.3 miles into Pantygelli and after passing the Crown Pub take the next left. Follow the lane for 0.9 miles and then turn right before Bettws Chapel. Follow the lane as it bears right continuing for 0.3 miles to the property. The What3Words reference is ///backtrack.roses.years.

USEFUL information

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

SERVICES: We understand that heating is via an air-source heat pump and that mains electricity is connected to the property. There is a spring fed water supply and drainage via a septic tank. Due to its secluded rural nature, standard broadband is limited to an estimated 2MB. The current owners utilise one of several satellite options which provides excellent coverage, extending to the hill side cabin. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.