



BROOK FARM HOUSE

MAMHILAD | PONTYPOOL | MONMOUTHSHIRE | NP4 0JG

 **parrys**
Ahead of the curve

WELCOME TO BROOK FARM HOUSE

A walk up the stone path leads to a stunning family home recently renovated from a traditional farmhouse, creating a spacious, contemporary property that retains traditional character and charm. This idyllic home, set within approximately 2.6 acres, surrounded by seasonally changing views sits alongside the breathtaking Monmouthshire and Brecon Canal and Brecon Beacons/Bannau Brycheiniog National Park.

KEY FEATURES

- Stunning stone faced double fronted detached house
- Set in a semi-rural location
- Contemporary interior combined with period charm and character
- Impressive open plan kitchen/dining/living room to rear
- Two spacious reception rooms with feature fireplaces
- Four generous ensuite bedrooms
- Spacious ground floor wet room
- Private driveway leading to ample parking
- Formal garden to rear plus circa 2.6 acres of land
- Excellent road and rail links close by



SELLER INSIGHT

"We have utterly adored our chapter here at Brook Farm House, it is a large home but feels so cosy, enveloped by inspiring views that constantly change with the weather and the seasons. As our young adult children begin to fly the nest and we move on to our next adventure, we're excited for the new owners to experience the idyllic life we have all enjoyed here. The house and the gardens have been wonderful for our children to have freedom to explore and play and have allowed us to host big happy gatherings. Living in a small hamlet offers the peace, quiet and privacy everyone craves in modern life but there is always someone a few steps along the lane if you need them. Our neighbours are wonderful, and we will miss them all. Whoever chooses to make Brook Farm House their home, we hope they will love, as we have, everything this idyllic corner of Monmouthshire has to offer. Joining the canal at bridge number 65 for long walks as the ducks, barges and the occasional canoeist idle past then taking a short detour from bridge number 68 up to the Horseshoe pub, with its much sought after vistas in the summer, it's crackling open fire in the winter and, for those who have walked up an appetite, a beautifully presented menu and wine list. Brook Farm House has been a great base from which to discover and explore new and beautiful places in and around Monmouthshire. The home lends itself to modern life, being spacious and contemporary but retaining every inch of charm you expect to find walking into a stone-built farmhouse. It can feel as though winter Sunday afternoons were invented just for the moments when we've been on a long walk and relax in the sitting room, fire crackling away, looking out at the mist rolling along the easter hill range. Simply put, it is a beautiful home which affords a wonderful lifestyle in a beautiful part of the world."





GROUND FLOOR

Enter through the front door into the welcoming entrance hall, an oak staircase with glass balustrade rises to the first floor with doors leading to the two reception rooms. There is a useful understairs storage space located in the entrance hall and a further door at the rear of the entrance hall opening into the spectacular open plan kitchen/living/dining room. The traditional sitting room has an oak floor and skirting boards and a feature brick fireplace with a wood burning stove set on a stone hearth. On the opposite side of the entrance hall is the door to the second reception room, again with an interesting feature fireplace with exposed stone and wooden mantel, an inset wood burning stove is set on a stone hearth. From the reception room are stone steps down to the impressive open plan kitchen/living/dining room which spans the width of the farmhouse. Truly the heart of the home, a perfect place to spend time with family, friends or just enjoy a peaceful coffee in the early morning. The kitchen is contemporary in design and fitted with the modern-day appliances that would be expected of a kitchen of this quality enhanced by solid worksurfaces, a substantial central island with hob and extractor over and a tiled floor. The dining area has ample space for a large table and chairs. The bi fold doors from the dining area, which flood the room with light, open to a terrace and the formal garden combining the indoors/outdoors during the summer months. Situated off the kitchen is a useful utility/laundry room with door to the outside. Whilst contemporary in design, the kitchen/living/dining room has retained the character of the original farmhouse with wooden brace and ledge doors, exposed stone, and timbers.



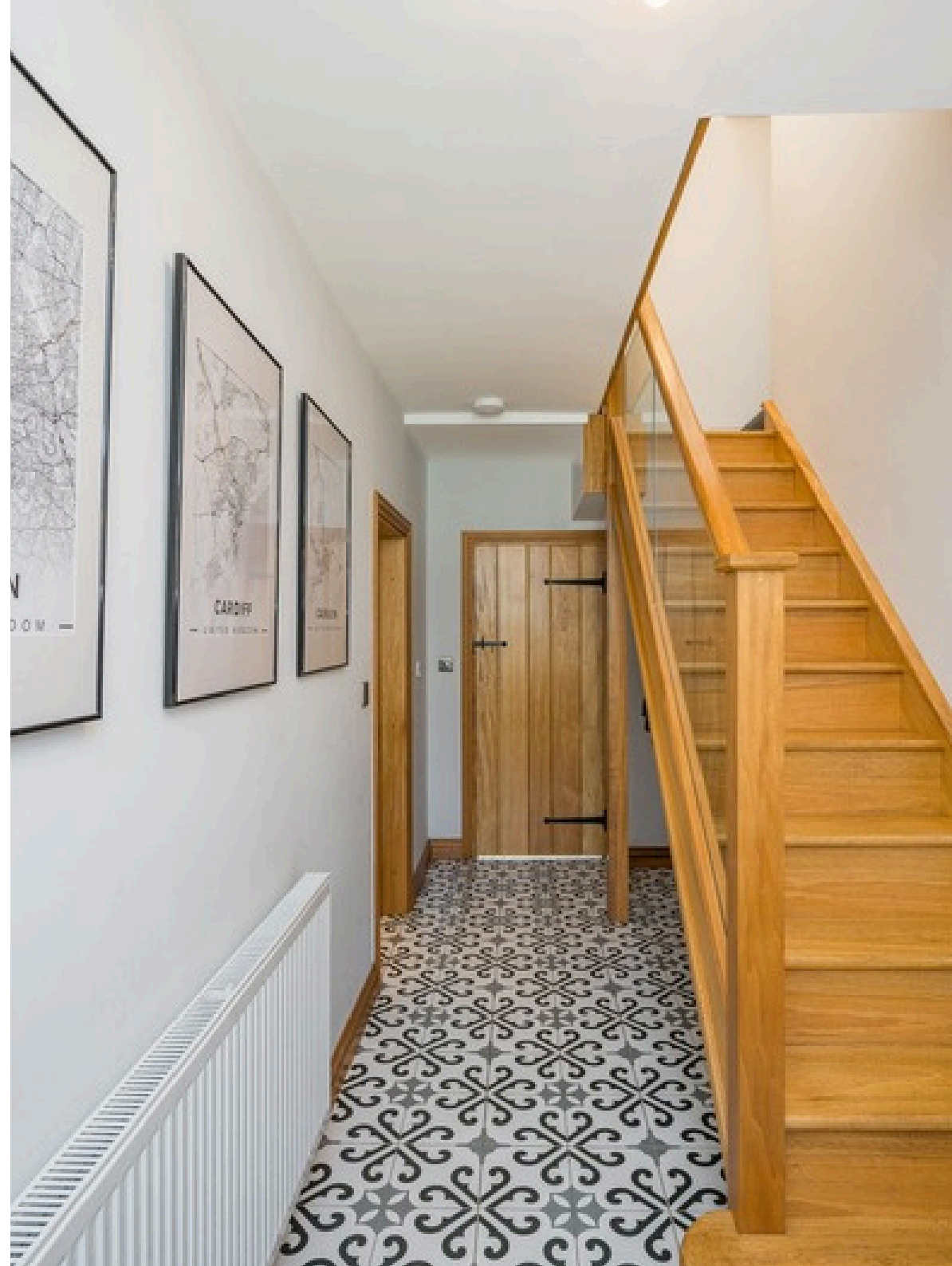


The ground floor accommodation is completed by a useful wet room, located off the utility room, perfect for showering dogs after a muddy winter's walk! The ground floor accommodation flows seamlessly, and the configuration provides family areas to enjoy time together or separate reception rooms to escape and read a book, watch television, or listen to music.

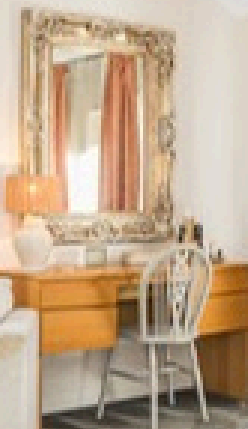


FIRST FLOOR

The impressive first floor boasts four spacious bedrooms all with en-suite shower rooms. The principal bedroom also benefits from a double vanity unit and a bath. The bedrooms retain the character of the original farmhouse with exposed timbers, with two bedrooms containing features fireplaces.













OUTSIDE

The front of the property is approached via a wooden gate leading to a paved pathway bordered each side by level lawns. The front garden is enclosed with a low-level wall and to one side, a brook that runs along the boundary, both front and rear. The formal rear garden has a stone terrace adjoining the rear of the house and beyond, lawns with planted areas, mature hedges, and specimen trees. The rear garden is very private and is the perfect place to enjoy the peace and tranquillity of this beautiful location. In the warmer weather, enjoy dining outside with family and friends.

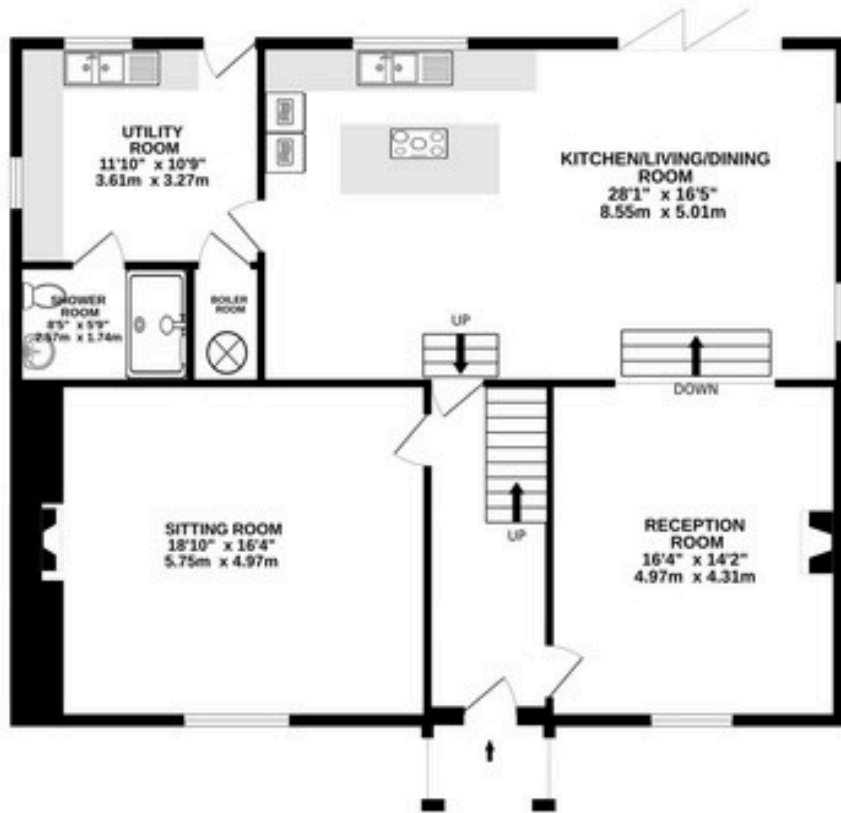
Beyond the garden is a level paddock which adjoins the private driveway, there is ample parking and turning space for several vehicles and the potential, subject to any relevant planning consents, for a large garage/carport and stables.

The gardens and grounds total circa 2.6 acres.

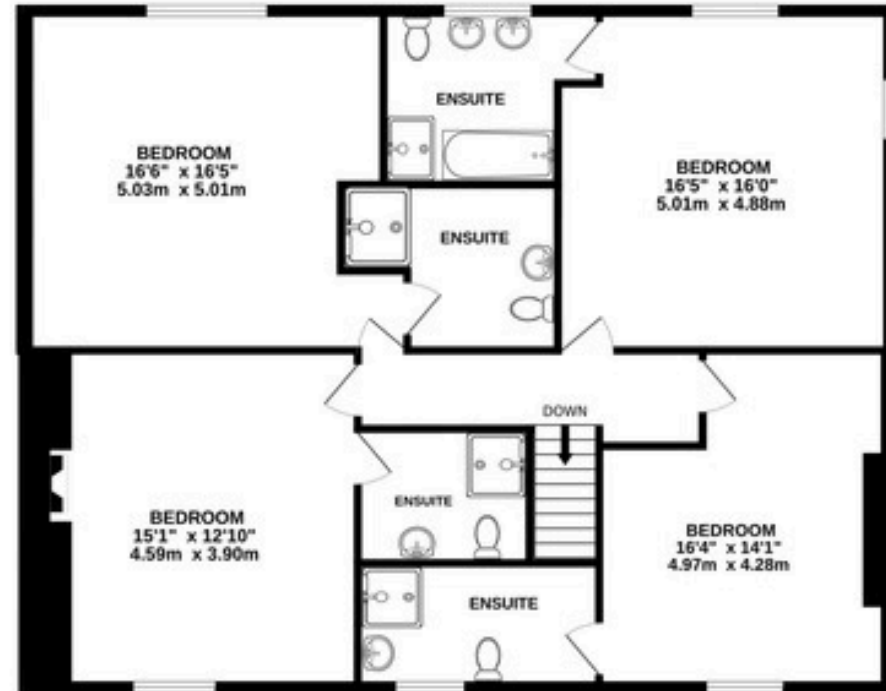




GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



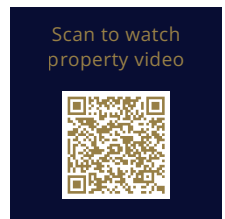
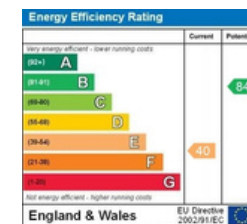
1ST FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



BROOK FARM HOUSE, MAMHILAD, PONTYPOOL, NP4 0JG

TOTAL FLOOR AREA: 2631 sq.ft. (244.5 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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LOCAL AREA

Mamhilad is a small hamlet just outside the village of Penperlleni (also known as Goytre) which is located between the historic market town of Abergavenny and the picturesque town of Usk within a few miles of Monmouthshire rolling countryside and the Brecon Beacons/ Bannau Brycheiniog National Park. The properties paddock borders the tow path of the Monmouthshire and Brecon Canal and within a short distance are two country pubs. The nearby village of Penperlleni has a convenience store, a doctors' surgery, fish and chip shop, hairdressers, public house and a well-regarded primary school. Abergavenny offers a wide range of amenities including individual and chain shops, primary and secondary schools, banks, doctors, dentists, library, schools and local general hospital. Usk has a range of individual shops, a dentist and doctors. The town of Cwmbran is within nine miles and has a good range of shops and facilities. Mamhilad is within a few miles of the A4042 which links to the A465, the A449 and the A40 and the M4/M5/M50 motorway networks beyond. Main line rail links can be found in Abergavenny and Newport with a local station 'Pontypool & New Inn' located eight minutes away by car with direct links to Cardiff & Manchester.

DIRECTIONS

From Abergavenny take the A4042 towards Newport and continue through the villages of Llanellen and Llanover. Just before leaving Llanover, take the right hand turning to Pencroesoped /Goytre Wharf. Continue along the country lane, after approximately 2.5 miles Brook Farm House will be found on the left-hand side.

Alternatively, Brook Farm House can be accessed from the main Mamhilad roundabout, off the A4042 / Usk Road, proceed on the Old Abergavenny Road, past the Star Inn, continue along the road for approximately one mile, Brook Farm House will be located on the right-hand side.

The driveway to Brook Farm House is located to the side and sweeps to the rear of the house. There is on road parking on the lane immediately outside of the Brook Farm entrance gate.

What 3 Words: ///braked.accordion.slams



INFORMATION

Asking Price: £850,000

Local Authority: Monmouthshire County Council.

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

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

Tenure: Freehold.

Services: We are advised the property is connected to mains electricity and water. Oil fired central heating system with Worcester central heating boiler. Private drainage via a domestic sewerage treatment plant.

Broadband: Ultrafast full fibre available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The house is registered under Title Number CYM780514 – a copy of which is available from Parrys.

Agent's Notes: On old maps there is a footpath which is no longer used along The Brook and into the farmland beyond. 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.



All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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