Christie Residential

YOUR HOME, HANDLED WITH CARE

Vine Tree Cottage, Mamhilad

£595,000

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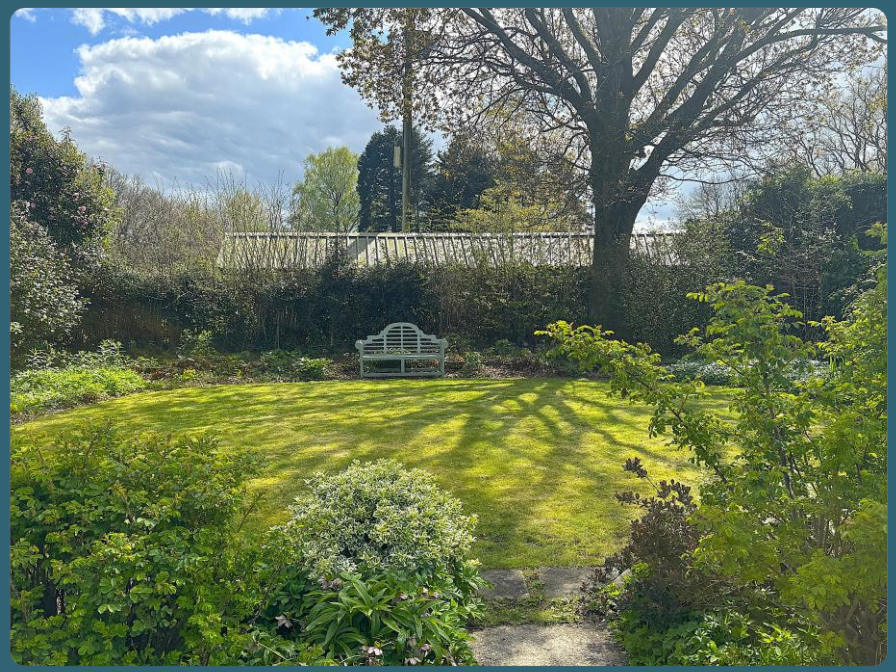
About this property

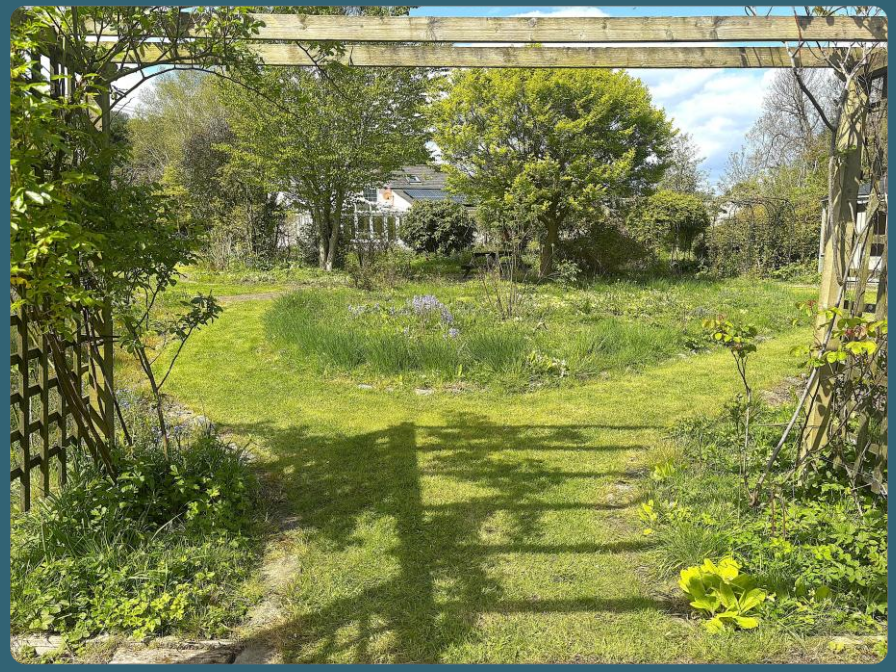
A charming and characterful two-bedroom detached cottage, set within approximately 1.3 acres of beautifully established gardens, positioned in the sought-after village of Mamhilad on the fringe of the Bannau Brycheiniog National Park.

This delightful home combines period appeal with thoughtful modernisation, having undergone an extensive programme of renovation and extension in the late 1990s. Since then, it has been meticulously cared for by the current owners, resulting in a property that feels both welcoming and well-maintained throughout. The accommodation offers a well-balanced layout, with a generous living room featuring exposed beams and a feature fireplace, creating a warm and inviting focal point. The large kitchen/diner provides a further social space, complemented by a useful utility room and ground floor WC. A standout feature is the conservatory, which enjoys views across the gardens and offers a seamless connection between indoor and outdoor living. To the first floor are two large double bedrooms and a family bathroom. The efficiency of the house has been further improved with the addition of solars, installed in 2011. Externally, the property continues to impress. A block paved driveway provides extensive off-road parking for several cars. There are also a range of useful outbuildings, including a brick and block-built unit divided into three distinct storage/workshop areas.

The grounds themselves are truly exceptional and a defining feature of the property. Extending to approximately 1.3 acres, the gardens have been thoughtfully designed and carefully cultivated to create a series of distinct, secluded areas linked by meandering pathways. Extensive, well-stocked flower beds provide colour and structure throughout the seasons, while formal elements blend effortlessly with more naturalistic planting. For maintenance of this exceptional garden there is a concrete potting shed with an attached double glazed greenhouse. The garden has been created for year-round interest, featuring an impressive variety of trees, shrubs, perennials and bulbs. Spring begins with bulbs and hellebores, followed by a continuous succession of flowering plants. Two flower meadows add further interest, one of which has evolved into a haven for wildlife, including orchids and fritillarias. The grounds are also home to a remarkable collection of trees, including Walnut, Quince, Mulberry, Cherry, Medlar, Sorbus and Oak, alongside a range of ornamental specimens. A large nature pond, areas of lawn, and a productive section for fruit and vegetables complete this wonderfully diverse outdoor space.

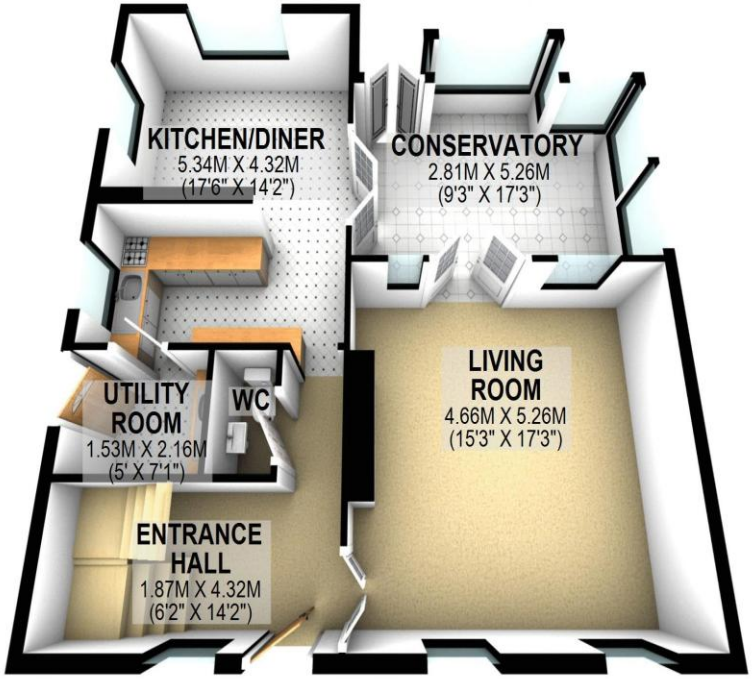
Offering a rare combination of rural tranquillity, established grounds, and a well-presented home, this is a unique opportunity to acquire a property of genuine charm in an enviable location.





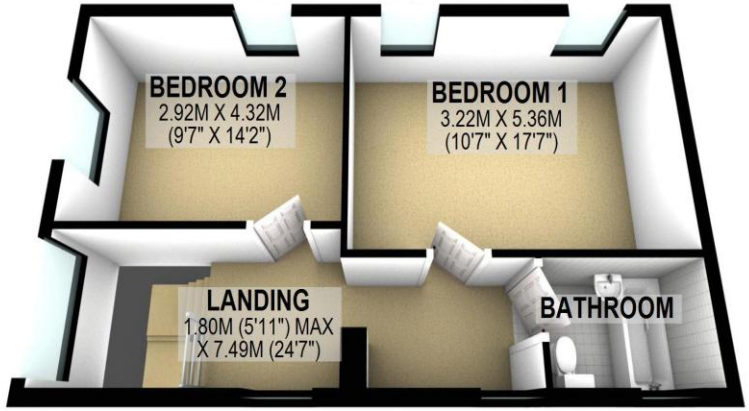
GROUND FLOOR

APPROX. 77.2 SQ. METRES (831.0 SQ. FEET)

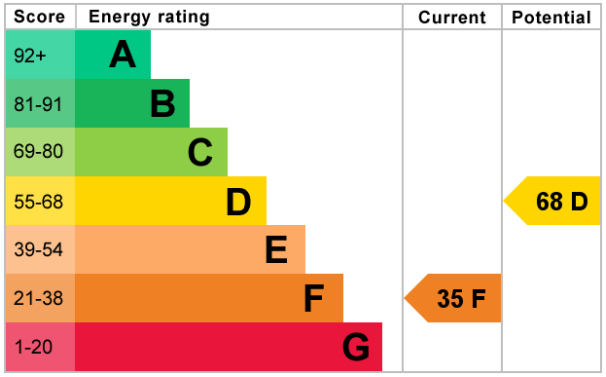


FIRST FLOOR

APPROX. 47.2 SQ. METRES (507.8 SQ. FEET)



TOTAL AREA: APPROX. 124.4 SQ. METRES (1338.8 SQ. FEET)



Directions

From Abergavenny head out east on the A40 to the Hardwick roundabout. Take the 2nd exit for the A4042 towards Pontypool. Continue for 4.5 miles then turn right onto Saron Road. Continue for 0.8 miles and the property can be found on the left hand side. The What3Words reference is ///lyricist.point.elbowed.

USEFUL information

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

SERVICES: We understand that there is an LPG fuelled heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank. 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'.

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.