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Rose Cottage Cwrdy Lane, Penyrheol, Pontypool, NP4 5XZ

Asking Price £425,000

UNIQUE DETACHED COTTAGE *FOUR BEDROOMS* *IDEAL FAMILY HOME* *STUNNING PANORAMIC VIEWS OVER TORFAEN AND BEYOND* *DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE* *WELL PRESENTED THROUGHOUT* *CLOSE PROXIMITY TO SCHOOLS, CWMBRAN AND PONTYPOOL TOWN CENTRES AND TRANSPORT LINKS* *SITUATED ON A QUIET SINGLE-TRACK COUNTRY LANE* *MAINS WATER AND ELECTRICITY* *OIL-FIRED CENTRAL HEATING*

EPC Rating: E
Council Tax Band: F







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Description

Nestled along a peaceful single-track country lane in the sought-after area of Penyrheol, Rose Cottage is a truly unique four-bedroom detached home believed to date back almost 300 years. Beautifully combining period charm with a thoughtfully designed modern extension, this exceptional property enjoys an elevated position with breathtaking panoramic countryside views, while remaining less than a two-minute drive from Griffithstown and its range of local amenities, schools and transport links.

Offering spacious and versatile accommodation throughout, the property is perfectly suited to modern family living. The welcoming entrance hall provides practical space for coats, boots and utilities, with plumbing for a washing machine and tumble dryer, while a dedicated home office enjoys French doors opening directly onto the garden - ideal for those working from home.

The charming split-level galley kitchen is fitted with a range of wall and base units, a traditional Belfast sink, integrated oven and electric hob, along with space for additional appliances. Flowing naturally into the dining area, this is an ideal space for everyday family meals or entertaining guests. A convenient ground floor shower room and WC can be found to the left of the dining room.

At the heart of the home is the spacious living room, featuring an impressive stone wall and fireplace with a cosy log-burning stove and a striking spiral staircase leading to the first floor. Beyond, the bright conservatory makes the most of the property's spectacular elevated position, again offering uninterrupted panoramic views across the surrounding areas and providing a wonderful additional reception space throughout the year.

Upstairs, there are four well-proportioned bedrooms, including three generous doubles and a comfortable single room, three of which benefit from fitted wardrobes. The spacious family bathroom features a freestanding bath, separate corner shower, WC and vanity unit.

Outside, the property continues to impress with its generous, tiered rear garden designed to make the most of the outstanding views. Multiple patio seating areas provide perfect spaces for relaxing or entertaining, while the central lawn, ornamental fish pond and lower AstroTurf play area create an excellent family-friendly outdoor environment. To the front, a driveway provides off-road parking for two vehicles alongside a detached double garage with electric roller door, inspection pit, power and plumbing.

Steeped in history and wonderful quirks throughout, full of original character features and surrounded by beautiful countryside, Rose Cottage offers a rare opportunity to purchase a truly special family home in a peaceful rural setting, without sacrificing convenience.

Entrance

Composite, part glazed front entrance door:

Entrance Hall

Double glazed window to side, ceramic tile flooring, plumbing for automatic washing machine and space for tumble dryer with worksurface over, built in storage cupboard housing central heating boiler, radiator, doors to:

Study

12'6" x 6'7" (3.83m x 2.01m)

Double glazed French doors to side boasting panoramic views, radiator

Kitchen

6'0" x 21'8" (1.83m x 6.61m)

Fitted with a range of base and eye level wall units, inset Belfast sink with mixer tap over, inset oven, electric hob with filter hood, space for fridge and freezer, wine fridge, roll edge work preparation surfaces, opaque double glazed window to rear, double glazed window to side, radiator, opening to:

Dining Area

8'3" 16'6" (2.53m 5.03m)

Double glazed window to side, radiator, door to:

Shower Room / WC

Low level WC, wall mounted wash hand basin, opaque double glazed window to front, access to loft space, electric shower, fully ceramic tile walls and flooring

Living Room

20'11" x 12'1" (6.39m x 3.69m)

Two double glazed windows to side, feature log burner with stone surround, two radiators, spiral staircase to first floor, door to:

Conservatory

9'3" x 19'3" (2.83m x 5.87m)

Cavity wall base with double glazed windows to side and rear aspects over, double glazed French doors to side, radiator, ceramic tile flooring.

First Floor

Access to loft space, doors to;

Bedroom One

9'1" x 14'4" (2.79 x 4.37)

Double glazed window to side with panoramic views, double glazed window to front, radiator, access to loft space, wood laminate flooring.

Bedroom Two

8'2" x 16'5" (2.50 x 5.01)

Double glazed window to front and side aspects, radiator, fitted wardrobes, access to loft space.

Bedroom Three

8'5" x 8'11" (2.58 x 2.73)

Double glazed window to side, built-in wardrobe, coving, radiator.

Bedroom Four

12'1" x 9'3" max / 5'2" min (3.69 x 2.82 max / 1.60 min)

Double glazed window to side, radiator, access to loft space.

Bathroom

9'10" x 6'6" (3.02 x 2.00)

Vanity wash hand basin with cupboards under, low level WC, shower cubicle, built-in storage cupboard, obscure double glazed window to side, ceramic tile flooring, coving, spot lights to ceiling, extractor fan.

Outside

Front - Level driveway parking for two cars and detached garage with electric roller door and power and lighting connected. Gate to rear garden.

Rear - Tiered enclosed garden. Top tier is laid to patio with stunning views with steps down to middle level which has a lawn area, further patio and built up fish pond. Lower level is laid to AstroTurf providing the perfect playing area.

Tenure

We have been advised that the property is Freehold, to be verified.

Agents Note

We have been advised by the vendors that the property has nine roof mounted solar panels, generating a Feed-in Tariff income, which has historically been sufficient to cover the annual cost of the property's oil heating.









