



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Coachman's Cottage,
Glangrwyney**
£350,000

- ♥ Grade II Listed Cottage
- ♥ Two Double Bedrooms
- ♥ Located Within The Grounds Of A Private Estate
- ♥ Offered In Excellent Order Throughout





About this property

A charming Grade II listed two-bedroom barn conversion, forming part of an exclusive collection of cottages within the grounds of the renowned Glangrwyney Court, a Regency country house in Glangrwyney near Crickhowell. Offered in excellent order throughout, Coachman's Cottage retains a wealth of original character and period features while providing all the comforts of a modern home in an exceptional location that is rarely available on the open market. The property has recently benefited from a comprehensive programme of improvement works, including extensive damp prevention measures, replastering, redecoration, and roof repairs, providing peace of mind for prospective purchasers. The ground floor accommodation comprises a bright 18ft dual-aspect living room, featuring an impressive floor-to-ceiling feature window, together with a superb kitchen/dining room. Refitted in 2022, the kitchen is fitted with an electric Aga incorporating an induction hob, complemented by extensive oak worktops and an excellent range of storage. In addition, there is a separate utility room and a downstairs WC. On the first floor are two generous double bedrooms, both benefiting from fitted storage and each served by a well-appointed en-suite bathroom. The cottage is set within the peaceful grounds of the main house and is accessed via a private driveway shared with just four other properties. At the end of the drive is a parking area providing space for three vehicles. The attractive gardens are predominantly laid to lawn with a wealth of established shrubs and well-stocked flower beds, while a substantial patio, accessed directly from the living room, provides an ideal space for outdoor entertaining and relaxation. This is a delightful home of exceptional quality and charm, combining historic character with thoughtful modern improvements, and is offered to the market with the added advantage of no onward chain.

About the location

The village of Glangrwyney is superbly situated on the border of Monmouthshire and Powys in the Brecon Beacons National Park. It is located around 1.5 miles from the beautiful and historic town of Crickhowell and just over 4 miles from the larger market town of Abergavenny, both offering a variety of shops, restaurants and other essential amenities including healthcare and secondary education. Abergavenny acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

Directions

From Abergavenny take the A40 westbound towards Brecon for approximately 3.4 miles. After passing the sign for 'Powys' take the first driveway on the right hand side into Glangrwyney Court. Follow the private driveway and take the right hand fork. Continue as the driveway bears left and following it around, whereupon the property is the last of a small development of barn conversions on the left hand side.

USEFUL information

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

SERVICES: We understand that mains electricity and water are connected to the property. Central heating is provided via an oil fired boiler and there is a shared private drainage system. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. 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.

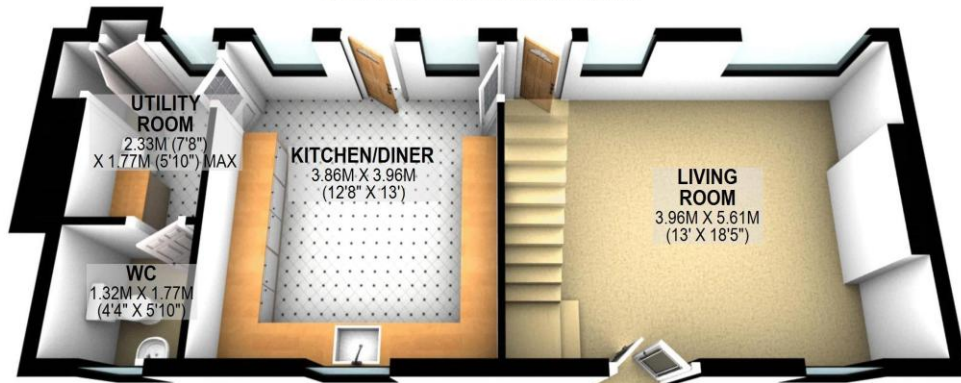
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

GROUND FLOOR

APPROX. 46.3 SQ. METRES (498.9 SQ. FEET)



FIRST FLOOR

APPROX. 48.1 SQ. METRES (517.2 SQ. FEET)



TOTAL AREA: APPROX. 94.4 SQ. METRES (1016.1 SQ. FEET)



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