



## PEN Y BRYN COTTAGE

TAL Y COED LANE | LLANTILIO CROSSENNY | ABERGAVENNY





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NP7 8TH

PEN Y BRYN COTTAGE HAS BEEN EXTENDED AND MODERNISED RECENTLY TO CREATE A SUPERB FOUR BEDROOM DETACHED FAMILY HOME. SURROUNDED BY 2.3 ACRES OF LAND DIVIDED INTO THREE PADDOCKS AND INCLUDES AN AGRICULTURAL BARN AND AN EQUESTRIAN ARENA

- Four double bedrooms and two bathrooms •
- Glorious open-plan bright and airy kitchen, dining and family room •
  - Office with superb countryside views •
  - Underfloor heating within the ground floor extension •
- Ground floor en-suite bedroom allows for solely ground floor living should this be required•
  - Magnificent rural views that include The Skirrid •
  - Delightful garden room with a vaulted ceiling •
- Surrounded by its own land amounting to 2.3 acres •
  - Suitable for equestrian use with a floodlit arena •
- Could suit those looking for multi-generational living arrangements •

## DISTANCES FROM PEN Y BRYN COTTAGE

Monmouth 8.6 miles • Abergavenny 9.5 miles • Hereford 21.4 miles  
Newport 29.0 miles • Cardiff 39.9 miles • Bristol 51.1 miles  
London 156.4 miles • Cardiff Airport 55.0 miles • Bristol Airport 55.1 miles  
Birmingham Airport 84.2 miles • Abergavenny Train Station 9.7 miles  
Hereford Train Station 21.9 miles • Bristol Parkway Station 45.2 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.





## LOCATION & SITUATION

Llantilio Crossenny is a small village in the community of Whitecastle, situated between the two towns of Abergavenny and Monmouth on the B4233 road. The Halfway public house in Tal Y Coed is located just 1.4 miles from Pen Y Bryn Cottage so is just a pleasant walk or a short drive away. The closest primary school can be found at Cross Ash.

Monmouth, located just 8.6 miles from Pen Y Bryn Cottage boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. At The Hendre just 4.7 miles away from Pen Y Bryn Cottage is the prestigious Rolls of Monmouth Golf Club.

Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 9.7 miles from the property.

Abergavenny being just circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

## THE PROPERTY

Pen Y Bryn Cottage was sympathetically extended in 2022 by the current owners. Once a simple 3 bedroom country cottage it is now a superb 4 bedroom rural residence to be proud of. The single storey modern extension marries well with the character and charm of the original cottage.

Step inside into the main entrance hall where there is space for storing coats in the understairs storage cupboard close to the refitted cloakroom.





A door with a beautiful stained glass window opens into the office where your eyes are immediately drawn to the stunning countryside view. It stretches out across the local fields towards The Skirrid. This room could be used as a further bedroom for those that do not require an office space.

An oak latch door provides access into the main sitting room, located in the oldest part of the property. A Clearview wood burning stoves sits inside an inglenook fireplace with an original bread oven. Modern, double glazed sash windows overlook the attractive front garden and paddock.

The modern extension complete with underfloor heating includes a beautiful garden room that has a vaulted ceiling, patterned ceramic floor tiles and bi-fold doors that open out into the outdoor entertaining area. Walk through the garden room and into the magnificent kitchen, dining and family area measuring a whopping 32.5ft x 15.2ft. It also has a vaulted ceiling with exposed A frames and many windows framing fantastic, triple aspect views across the land, barn and garden. This room is particularly light and airy.

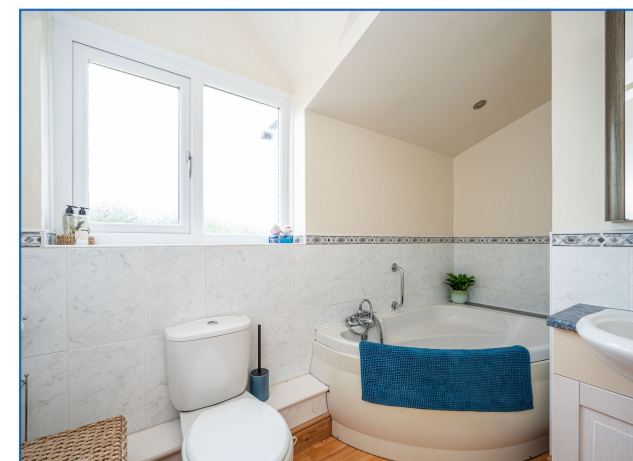
The state of the art kitchen wraps around a central island with a Granite worktop, which in turn acts as a breakfast bar. There is space for a Rangemaster cooker and between two floor to ceiling pantry cupboards is space for an American style fridge freezer. Double Belfast sinks can be found between the integral dishwasher and integral recycling bins. Incredible attention to detail has gone into creating this family friendly kitchen such as feature slide and hide chopping boards and trays. There is plenty of space for a farmhouse table and chairs and also sofas and comfortable chairs. Bi-fold doors open out onto the entertaining area at the rear aspect.

Just off the kitchen is a utility room with space for a washing machine and tumble dryer. The ceiling is vaulted so there is space for a Victorian clothes drying rack. A door opens into a cloakroom and another door reveals the control room. Within the control room is space for a further washing machine.

Completing the ground floor is an extremely spacious principal bedroom with a brand new en-suite shower room and French doors that open out into the garden. This ground floor bedroom allows the owners to live solely on the ground floor should they need to do so.

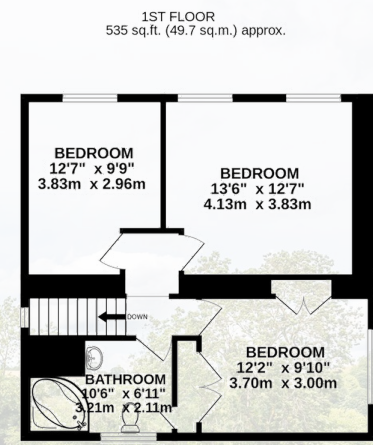
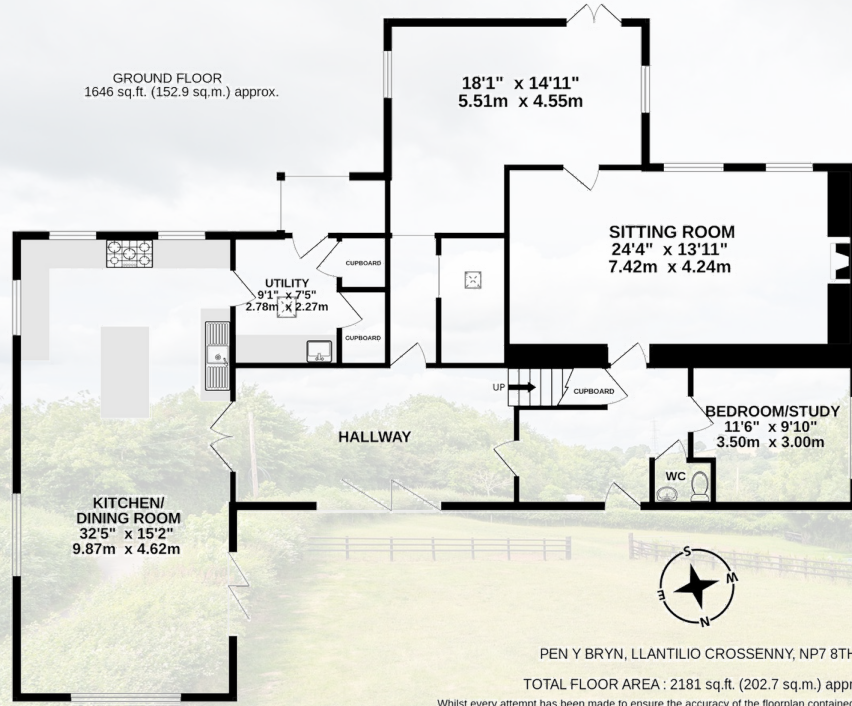
An oak staircase leads up to the first floor landing, three light and airy double bedrooms and a family bathroom. Each of the first floor double bedrooms have outstanding views across the land and countryside.

The family bathroom has a white suite to include a corner bath, w.c and a wash hand basin.





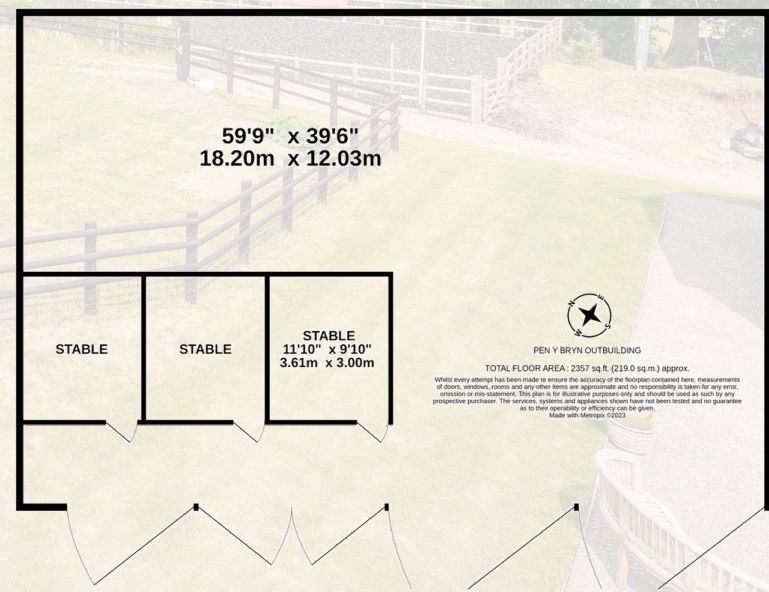
# FLOORPLAN



PEN Y BRYN, LLANTILIO CROSSENNY, NP7 8TH

TOTAL FLOOR AREA: 2181 sq.ft. (202.7 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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## OUTSIDE

Pen Y Bryn Cottage sits in the centre of its plot surrounded by lush green paddocks. Twin gates set between stone pillars open to reveal a long driveway leading down to an off-road parking area for larger vehicles, such as farming machinery, horse boxes, trailers or perhaps a campervan. Within this area is a large agricultural, part open sided shed currently utilised to house animals. There is an area designated to horses and three stables available to purchase by separate negotiation. We are told it is possible to extend the barn further under the original planning consent.

The land is suitable for horses and there is an all weather floodlit arena in place. The land measuring 2.3 acres is divided into three paddocks, one of which has a natural pond.

There is also a parking area at the rear of the property that the current owners choose to use for every day use, with a pedestrian gate that opens onto a pathway taking you to the main entrance hall.

## KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage (treatment plant).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 6.5 miles passing through The Hendre.. Stay on this road and just before The Halfway Pub there is a turning right signposted Tal Y Coed Lane. Turn right here and continue until you reach the property which will be located on your right.

Postcode: NP7 8TH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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