



GAMESKEEPERS COTTAGE

CAMPSTON HILL | PANDY | ABERGAVENNY | MONMOUTHSHIRE



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GAMESKEEPERS COTTAGE IS A RURAL MONMOUTHSHIRE GEM, SET WITHIN 6.6 ACRES, SITUATED AT THE BOTTOM OF UPPER GOYTRE FARM BOASTING A PRIVATE POSITION WITH SUPERB COUNTRYSIDE VIEWS. THE COTTAGE BENEFITS FROM CHARACTER AND CHARM THROUGHOUT AND HAS THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, BEAUTIFUL FORMAL GARDENS AND AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES. INCLUDED WITHIN THE SALE IS A STEEL FRAMED BARN WHICH COULD BE USED FOR A VARIETY OF PURPOSES (STPP).

- Charming three bedroom detached cottage •
- Large steel framed barn •
- Beautiful, formal gardens surrounding the property with multiple seating areas, pond, vegetable produce area and an abundance of wildlife •
- Extending in total to 6.6 acres including gardens, field and compartment of woodland •
- Off-road parking area for multiple vehicles with turning circle •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM GAMESKEEPERS COTTAGE

Pandy 1.8 miles • Abergavenny 7.5 miles • Crickhowell 13.8 miles
Monmouth 12.5 miles • Hereford 16.8 miles
Cardiff 36.9 miles • Bristol 46.3 miles • London 148 miles
Abergavenny Train Station 7.9 miles
Hereford Train Station 17.4 miles
Cardiff Airport 50.6 miles • Bristol Airport 57.2 miles
Birmingham Airport 83.2 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

Gameskeepers Cottage enjoys an excellent private location surrounded by stunning Monmouthshire countryside. The property is situated to the rear of Upper Goytre Farm, on the renowned Campston Hill, only a short distance from the settlements of Pandy and Llanvihangel Crucorney. Gameskeepers Cottage has a right of way through the farm and can only be described as being off the beaten track. It offers a secure setting whilst being only a few miles away from Abergavenny.

As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that, you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid, and Bloreng. The town is also home to the Abergavenny Food Market, providing local produce and artisanal goods on the 4th Thursday of every month. Abergavenny plays host to several events throughout the year, including the world-famous Abergavenny Food Festival, alongside other attractions such as the Vintage Steam Rally. Additionally, the town boasts popular establishments including the Angel Hotel and the Art Shop & Chapel, as well as a convenient leisure centre, theatre, and cinema. Education within the town includes a number of well-respected primary schools and a local King Henry VIII 3-19 school, providing a state-of-the-art education establishment.

The historic border town of Monmouth is just 12.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Gameskeepers Cottage provides a charming detached three bedroom cottage which has been extended and updated whilst still allowing a purchaser the opportunity to add their own stamp during their ownership with further refurbishment.

From the front garden, a porch provides access to the ground floor accommodation. You are instantly met by the cottages character and charm when entering the sitting / dining room. The original fireplace with wood burning stove and adjoining original stone staircase acts as the centrepiece with exposed beams and oak flooring also on show.

The kitchen / breakfast room boasts a range of base and wall units, integrated fridge / freezer and space for a cooker. The sink is conveniently located below the window overlooking the front garden and beautiful views beyond.

Completing the ground floor accommodation is an inner hallway which leads to the utility room and separate cloakroom.

Stairs from the inner hallway lead up to the first floor accommodation which comprises of three double bedrooms and the family bathroom. The principal bedroom benefits from a storage cupboard and access to the ground floor via the original stone staircase.

OUTSIDE

From Campston Hill, Gameskeepers Cottage has a right of way through Upper Goytre Farm to access the property. After passing through the farm, you will eventually reach the steel framed barn on your left and shortly after, the cottage straight ahead.

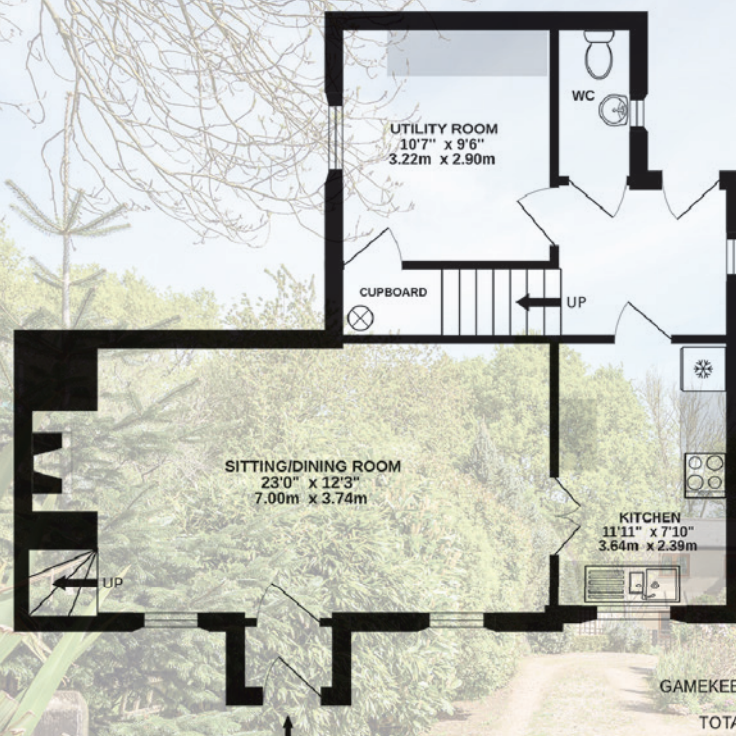
Surrounding the property are beautiful formal lawned gardens with pond, vegetable produce area, patio and multiple other seating areas. There is an abundance of mature shrubs and hedging borders and wildlife throughout.

In total, Gameskeepers Cottage is situated amongst 6.6 acres of fenced grounds. A five bar gate provides access to the field which is accessible and slopes down towards the compartment of woodland.

The steel framed barn is positioned on the left as you approach the cottage and has a small lawned area to the front and rear. Currently used as dog kennels, the barn could be used for a variety of purposes including those with horses or other animals.



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



GAMEKEEPERS COTTAGE, CAMPSTON HILL, PANDY, NP7 8EE

TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.



The Gamekeeper's Cottage
GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



GAMEKEEPERS COTTAGE OUTBUILDING, CAMPSTON HILL, PANDY, NP7 8EE
TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

Agents Note: A public footpath runs past the front of the property.

Services: Mains electricity, spring water, private drainage (septic tank) and LPG gas central heating.

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

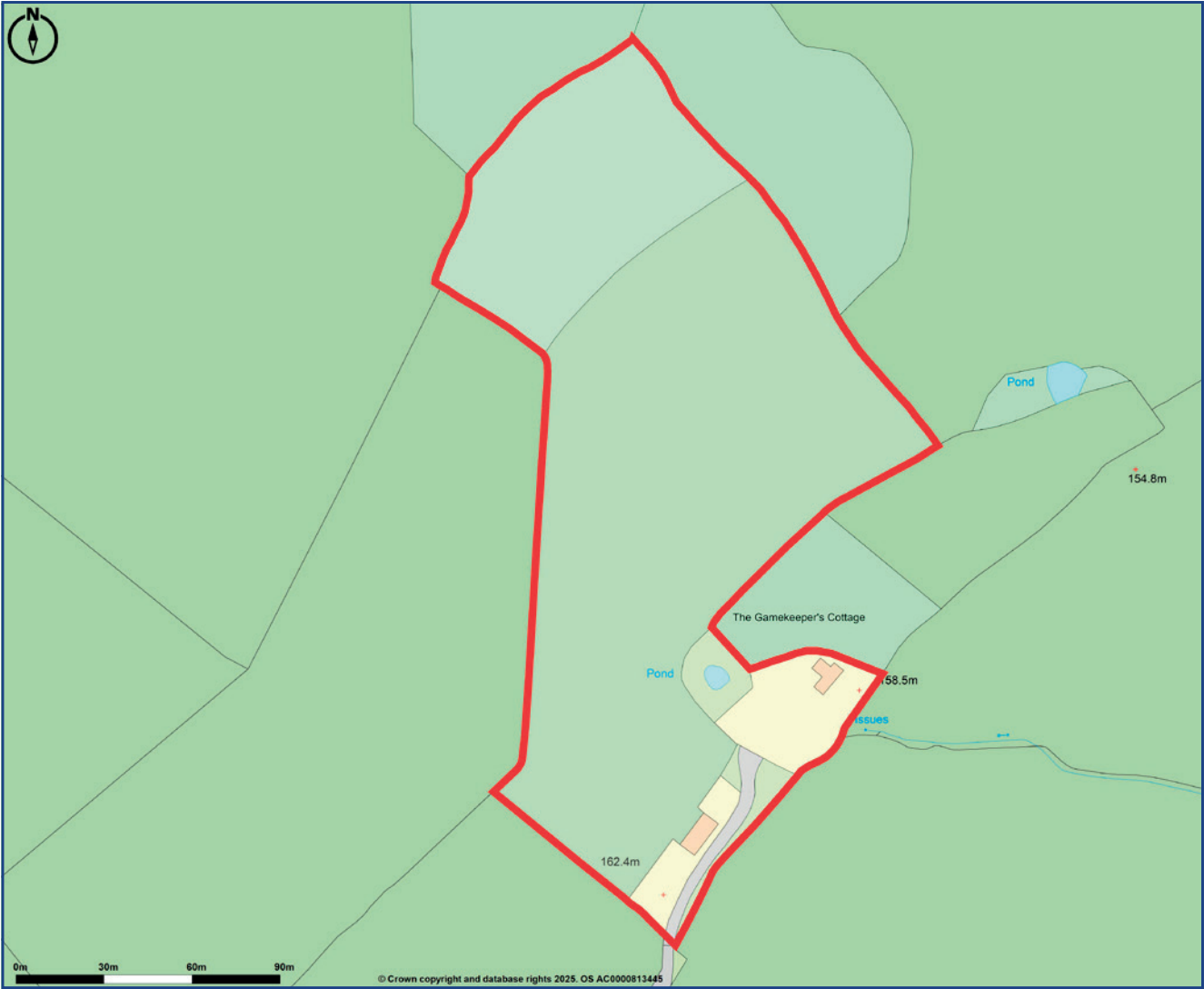
Directions: From Abergavenny, head out on the A465 towards Hereford. Just after the turnings for Llanvihangel Crucorney turn right, signposted Llangattock Lingoed and Grosmont. Continue along this road until you reach Upper Goytre Farm. Cross over the cattle grid and continue down the hill passing the bungalow and farmhouse on your right. Once you get to the yard area, turn right and head past the farm buildings which will be on your right. Turn left again and head down the track which will eventually lead you to Gameskeepers Cottage.

Postcode: NP7 8EE

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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