



COED Y PAEN

Guide price **£575,000**



ARCHER & Co

OAKBEAM COTTAGE

Monmouthshire NP4 0SZ



Detached character cottage
Generous mature gardens
Ample off road parking

Nestled in the rural area of Coed-Y-Paen, this beautifully presented cottage dates back to the late 1600's.

Surrounded by miles of countryside this property will make a perfect family home, with great views and plenty of countryside walks on the doorstep to enjoy.

Oakbeam Cottage is a very private and beautifully maintained plot of approximately 1/3 acre, set within its own idyllic valley.

The property itself comprises living room, kitchen, office, dining room, conservatory, downstairs bathroom and cloakroom. To the first floor the property has four bedrooms and an additional cloakroom.

Other benefits include an attached garage with utility room; additional outdoor storage; and a large balcony accessed directly from a spacious principle bedroom. Even with its existing character, the cottage has great levels of potential.



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KEY FEATURES

- Detached four bedroom house
- Three reception rooms & large conservatory
- Many original features throughout
- Dates back to the late 1600's
- Rural area
- No chain



STEP INSIDE



ENTRANCE HALL

Carpeted, solid wood flooring beneath. Radiator. Power points. Under stairs storage. Access into downstairs bathroom, cloakroom, dining room, living room, and stairs to first floor.

DOWNSTAIRS BATHROOM

Tiled flooring. Wet room shower. Tiled splash back. Bath with separate shower mains. Two double glazed windows. Facing side. Facing front aspect.

CLOAKROOM

Oak flooring. Built in storage units. Wash hand basin and low level wc. Radiator. Double glazed window facing side aspect.

DINING ROOM

3.51m x 3.15m (11'6" x 10'4")

Carpeted, solid wood flooring beneath. Power points. Radiator. Fitted storage cupboards. Double glazed window facing rear aspect. Access into conservatory and kitchen.

CONSERVATORY

3.71m x 3.35m (12'2" x 11'0")

Laminated flooring. Double glazed windows with French doors into garden. Heater. Power points.

KITCHEN

3.63m x 3.07m (11'11" x 10'1")

Fitted wall and base units. Space for fridge freezer and cooker with over head extractor. Tiled splash back. Radiator. Power points. Double glazed window facing rear aspect. Built in storage cupboard and pantry. Access into reception room three/office.

RECEPTION ROOM THREE / OFFICE

3.57m x 3.35m (11'9" x 11'0")

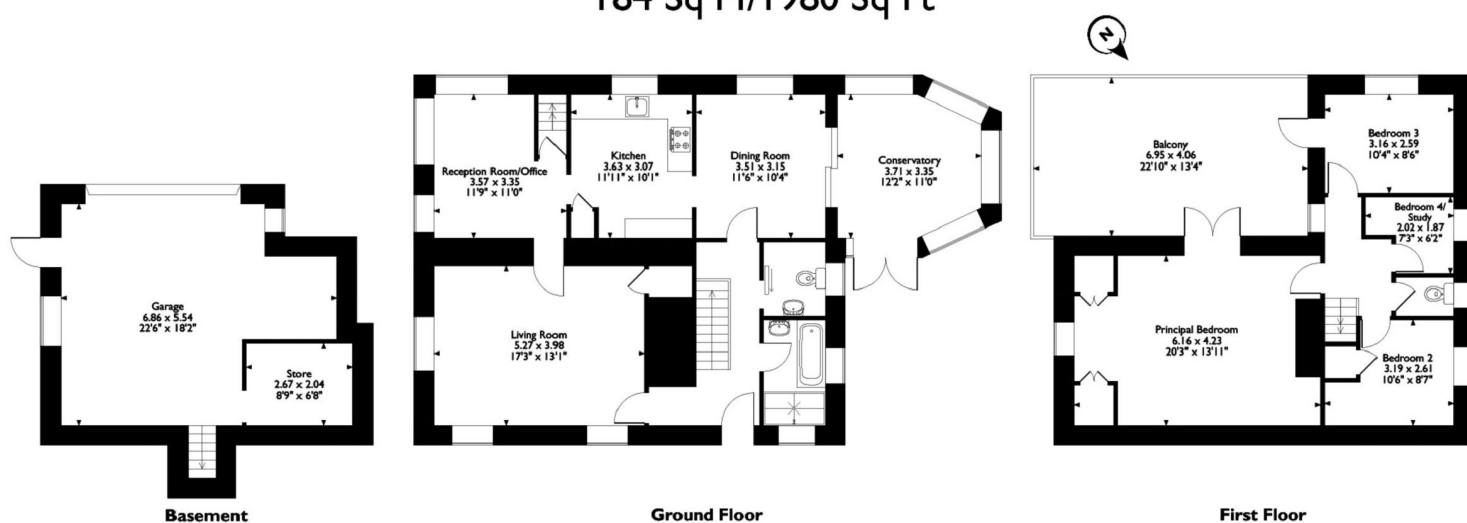
Carpeted. Power points. Double glazed window facing side aspect. Feature corner double glazed window. Power points. Built in storage cupboards. Radiator. Stairs down into internal garage. Stairs down to integral garage and utility area.

LIVING ROOM

5.27m x 3.98m (17'3" x 13'1")

Carpeted, solid wood flooring beneath. Two radiators. Three double glazed windows, two facing front and one facing side aspect. Power points. Open feature fireplace. Original oak-beamed ceiling. Two alcoves fitted with shelves. Storage cupboard housing tank. Access into entrance hall way and office.

Approximate Gross Internal Area 184 Sq M/1980 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Stairs to FIRST FLOOR and LANDING

Carpeted staircase and landing. Power points. Double glazed window facing side aspect. Access into four bedrooms, cloakroom and loft hatch.

BEDROOM ONE

6.16m x 4.23m (20'3" x 13'11")

Carpeted. Two radiators. Power points. Built in storage cupboards. Double glazed window facing side aspect and French doors to large balcony. Wash hand basin. Tiled splash back. Under sink storage and separate loft access.

BEDROOM TWO

3.19m x 2.61m (10'6" x 8'7")

Carpeted. Radiator. Power points. Double glazed window facing rear aspect. Double glazed door to balcony.

BEDROOM THREE

3.16m x 2.59m (10'4" x 8'6")

Carpeted. Radiator. Power points. Built in storage cupboard. Wash hand basin with tiled splash back. Double glazed window facing side aspect.

BEDROOM FOUR / STUDY

2.02m x 1.87m (6'8" x 6'2")

Carpeted. Radiator. Power points. Double glazed window facing side aspect.

CLOAKROOM

Low level wc. Double glazed window facing side aspect.

STEP OUTSIDE



Beautifully presented grounds with great views over the countryside. Mature trees and shrubs throughout. Large well-maintained pond, (with power available.) Numerous sun trap spots. Completely private; a great space for social and family gatherings. Stone paved entertaining space and access path. Tarmac parking space for multiple cars. Plenty of lovely footpath trails to enjoy.

GARAGE:

Steps down from office. Large size garage with manual up and over door. Power points. Single glazed windows. Separate utility with space for washing machine and tumble dryer and access to boiler.

INFORMATION

Postcode: NP4 0SZ
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

Travel South bound on the A472 (Woodside) along the River Usk, towards Llanbadoc, and take the right turn opposite the church onto the country lane. After 1-2 miles, where the road forks, take the lower road to the left, and follow the lane for a further 2-3 miles. Pass a left turn signed for Llangibby; shortly after this you will see our for sale sign at the top of a no-through road on the left hand side. Follow that lane down to the bottom and you have arrived! (If you have reached the Carpenters Arms you have gone too far).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		91
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	41	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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