

CHRISTIE

RESIDENTIAL

KELLY'S COTTAGE, TREDILION,
ABERGAVENNY, NP7 8BB

PRICE £825,000





ABOUT THIS PROPERTY

A rare opportunity to acquire a fully restored four bedroom period home of much character sitting in its own landscaped gardens in a peaceful rural setting but within A rare opportunity to acquire a unique former folly and shooting lodge enjoying an idyllic countryside location just a mile from the centre of Abergavenny. Kelly's Cottage is a truly unique and impressive home of rare character and quality that has been sympathetically restored and substantially improved by the owners. The extensive accommodation is currently utilised as two independent dwellings, making it ideal for dual family occupation, or as a home with additional holiday let potential. The property is however interconnected and could equally make one fabulous country home.

The ground floor accommodation comprises a central entrance hall, opening to the superb 22' drawing room with generous dining area, a further large sitting room including a feature fireplace and study. The heart of the home is the superbly appointed hand-built kitchen which is open to a generous dining room. In addition, there is a second kitchen, utility room, and downstairs WC. The property has two independent staircases, one to each wing of the house. The first of these leads to two double bedrooms, a refitted but traditional bathroom with roll top bath and a separate WC. The second leads once again to two substantial double bedrooms and a contemporary four-piece bathroom. Improvements made include a renewed heating system incorporating partial underfloor heating on the ground floor, new double-glazed windows, and the addition of French doors in the kitchen and drawing room. These improvements go hand in hand with a wealth of period features which include numerous fireplaces, original floor tiles, and shutters.

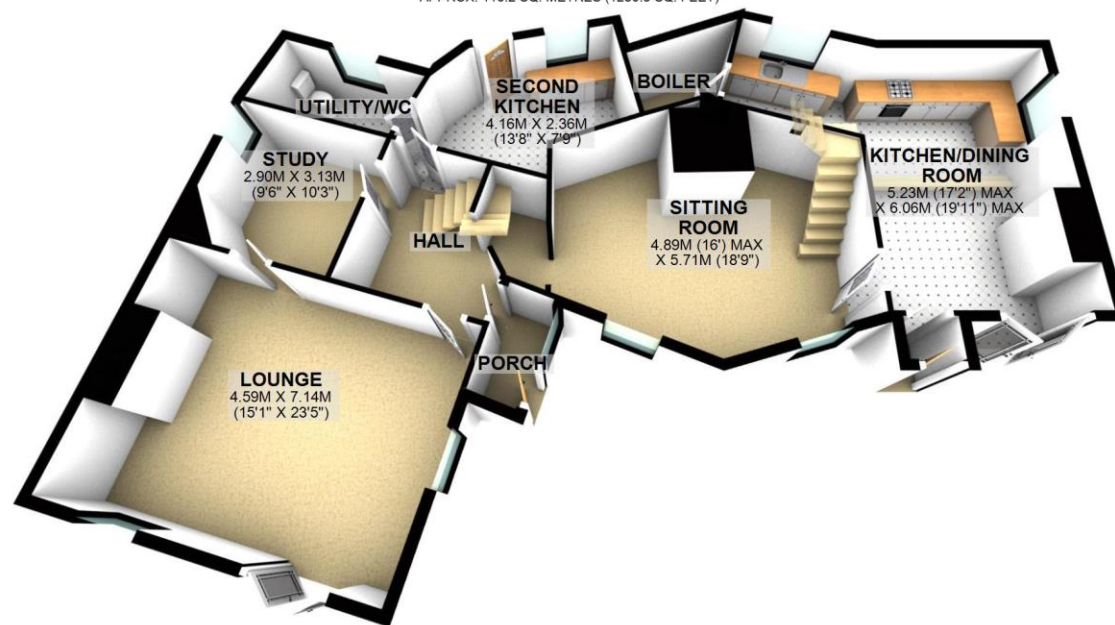
Kelly's Cottage is set within generous grounds of an acre, surrounded by picturesque, rolling Monmouthshire countryside. The house sits in the middle of its generous gardens which have been professionally landscaped providing not only a 'Plantsman's Paradise' cottage style garden and several vegetable plots, but also other various patios and areas of lawn, specifically designed to enjoy the far-reaching views. In addition, there are a variety of mature trees, fruit trees (apple, pear and crab apple). As befits such a productive garden, there is also a large greenhouse and substantial timber potting shed. To the front, there is a detached double garage with forecourt parking, plus a further parking area allowing ample vehicle space.

In summary, this is a wonderful home; thoroughly charming and entirely unique. It also benefits from a superlative location that offers countryside seclusion in a setting close to the vibrant and culturally rich town centre of Abergavenny.



GROUND FLOOR

APPROX. 116.2 SQ. METRES (1250.3 SQ. FEET)



FIRST FLOOR

APPROX. 79.2 SQ. METRES (852.5 SQ. FEET)



TOTAL AREA: APPROX. 195.4 SQ. METRES (2102.8 SQ. FEET)



DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north 3/4 of a mile before turning right onto Grosvenor Road (B4521). Continue for 500 yards as the road bears left before turning right into Tredilion Road. Follow the road under the two bridges and continue for 1/2 a mile. After passing over the crossroads, take the first driveway on the right signposted 'Private'. The property is a little way along the drive on the right-hand side.

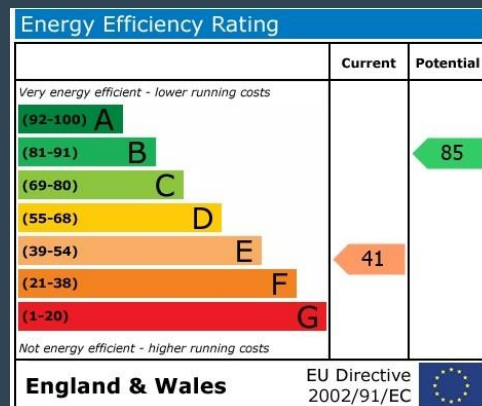
USEFUL INFORMATION

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

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank.

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.