



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Walnut Tree Cottage,  
Mamhilad

£599,950

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## About this property

Available on the open market for the first time since the 1940s, Walnut Tree Cottage enjoys a superlative location in the rural village of Mamhilad, approximately 8 miles from the thriving town of Abergavenny. Set within the Brecon Beacons National Park and in the heart of the Monmouthshire countryside, the property commands far-reaching views over the surrounding landscape. In need of modernisation, the cottage offers well-proportioned accommodation with considerable scope for improvement. The ground floor comprises four reception rooms, a kitchen, shower room and store. Upstairs there are three double bedrooms and a family bathroom. Walnut Tree Cottage occupies a splendid plot extending to approximately 1.53 acres. There are two large outbuildings and gated access which could be utilised to create a driveway. To the front of the property there is a large garden. To the rear of the house, the garden is laid to lawn with mature shrubs and a variety of trees, including a mature apple and pear orchard. Beyond this lies the remainder of the land, which would be considered ideal for a variety of uses, including the keeping of horses, sheep or other livestock, or further landscaping.

## About the location

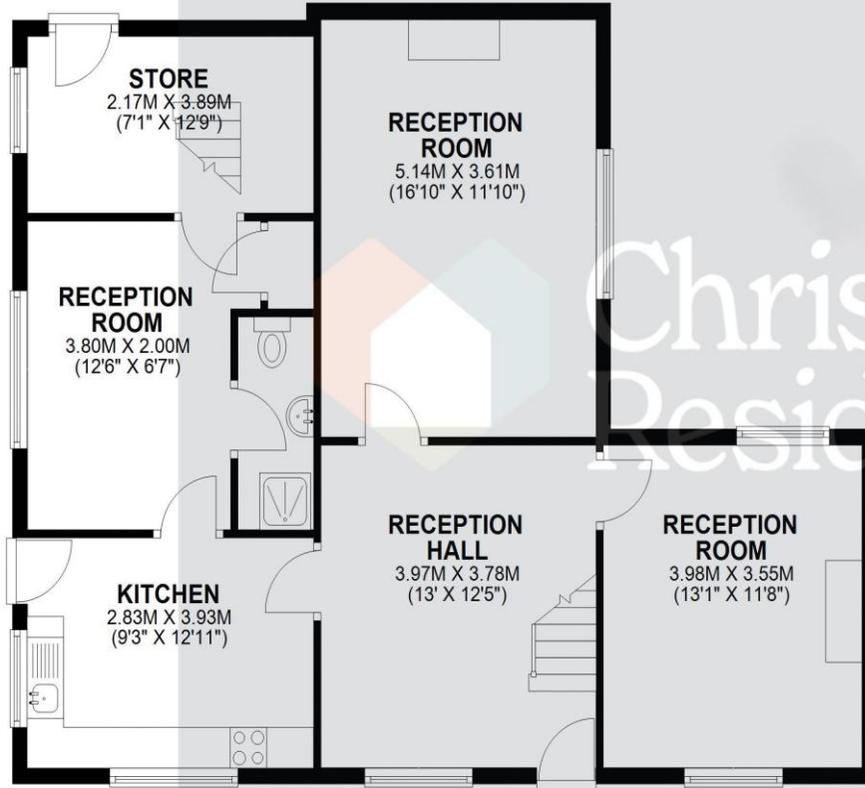
Mamhilad benefits from excellent transport links, with easy access to the A4042 providing direct routes to Newport, Cardiff and the wider South Wales region. Regular rail services from nearby Cwmbran connect to major cities, making commuting straightforward. Despite its accessibility, the village retains a peaceful, community-focused atmosphere. Surrounded by picturesque countryside and canal walks, the area is ideal for those who enjoy outdoor pursuits. The nearby Monmouthshire and Brecon Canal and offers scenic walking and cycling routes, while the wider Torfaen area provides parks, golf courses and leisure facilities. For dining and socialising, residents can explore the independent cafés, restaurants and traditional pubs in Abergavenny and the surrounding area.





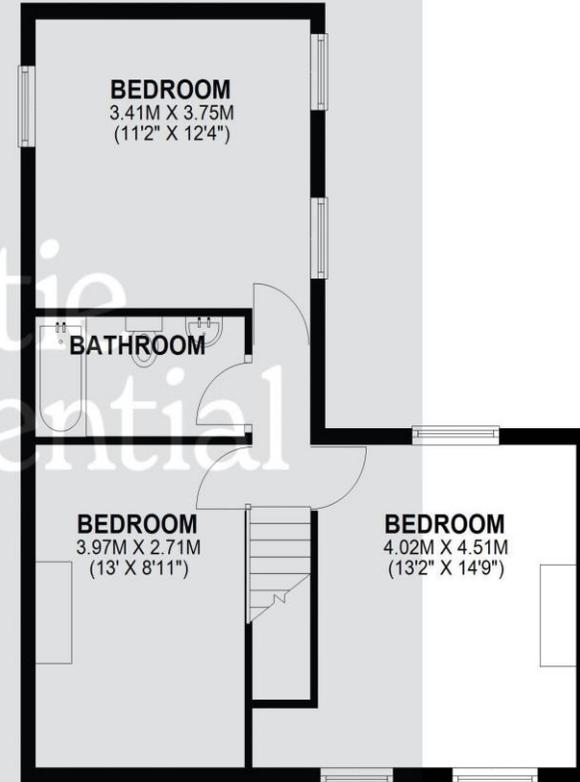
### GROUND FLOOR

APPROX. 84.6 SQ. METRES (911.2 SQ. FEET)

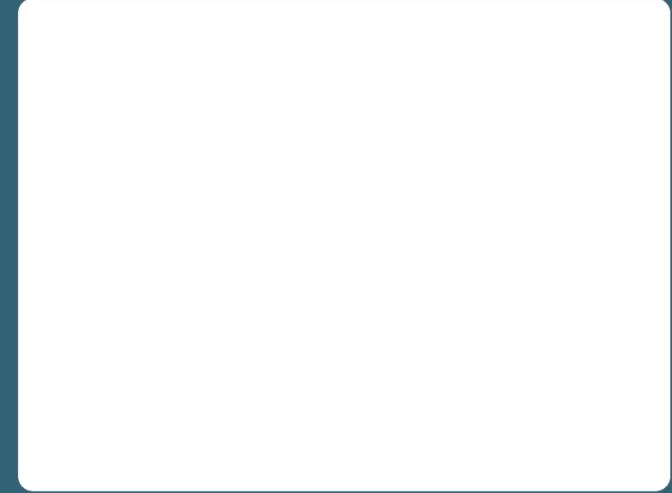


### FIRST FLOOR

APPROX. 49.1 SQ. METRES (528.0 SQ. FEET)



TOTAL AREA: APPROX. 133.7 SQ. METRES (1439.2 SQ. FEET)



## Directions

From Abergavenny proceed towards Cwmbran on the A4042, continue to Llanover and as you are leaving the village take the right turn into Old Abergavenny Road. Continue past Goytre Wharf and the house can be found just before The Horseshoe Inn. The What3Words location is: inched.hound.aboard

## USEFUL information

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

**SERVICES:** We understand that mains electricity and water are connected to the property. Drainage is via a septic tank. Central heating is provided via an LPG system and supplemented by a log burning stove and electric radiators. 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.