

CHRISTIE

RESIDENTIAL

FEDW FACH, COLDBROOK, ABERGAVENNY,
NP7 9SY

PRICE £650,000





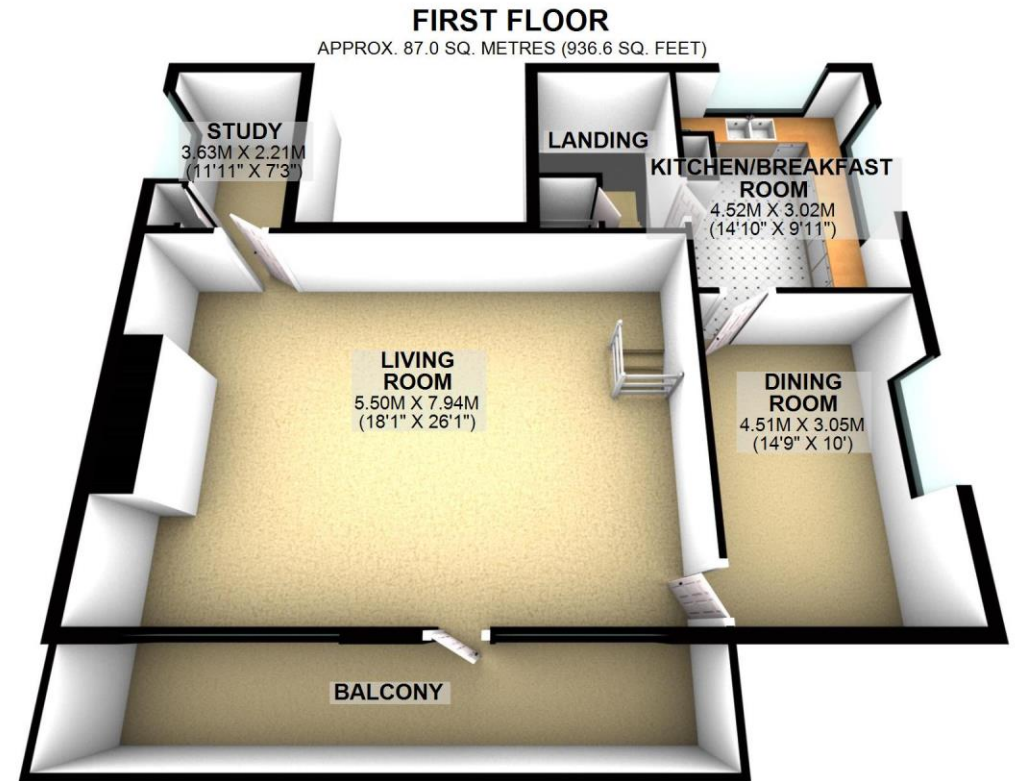
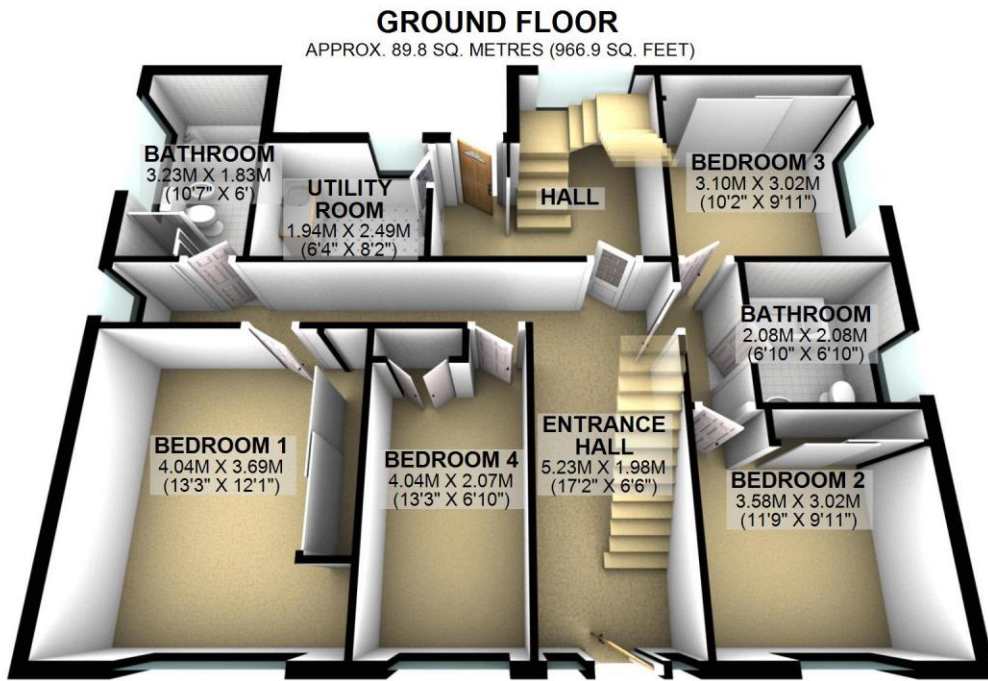
ABOUT THIS PROPERTY

Available on the open market for the first time in 53 years Fedw Fach enjoys a superlative location in the rural hamlet of Coldbrook, just a little over 3 miles from the thriving town of Abergavenny. The location is in the heart of the Monmouthshire countryside with far-reaching views all around. Originally built in the 1800's as two cottages, the property was purchased by the current owner's family in 1971 and it was then redesigned to form the single family home it is today.

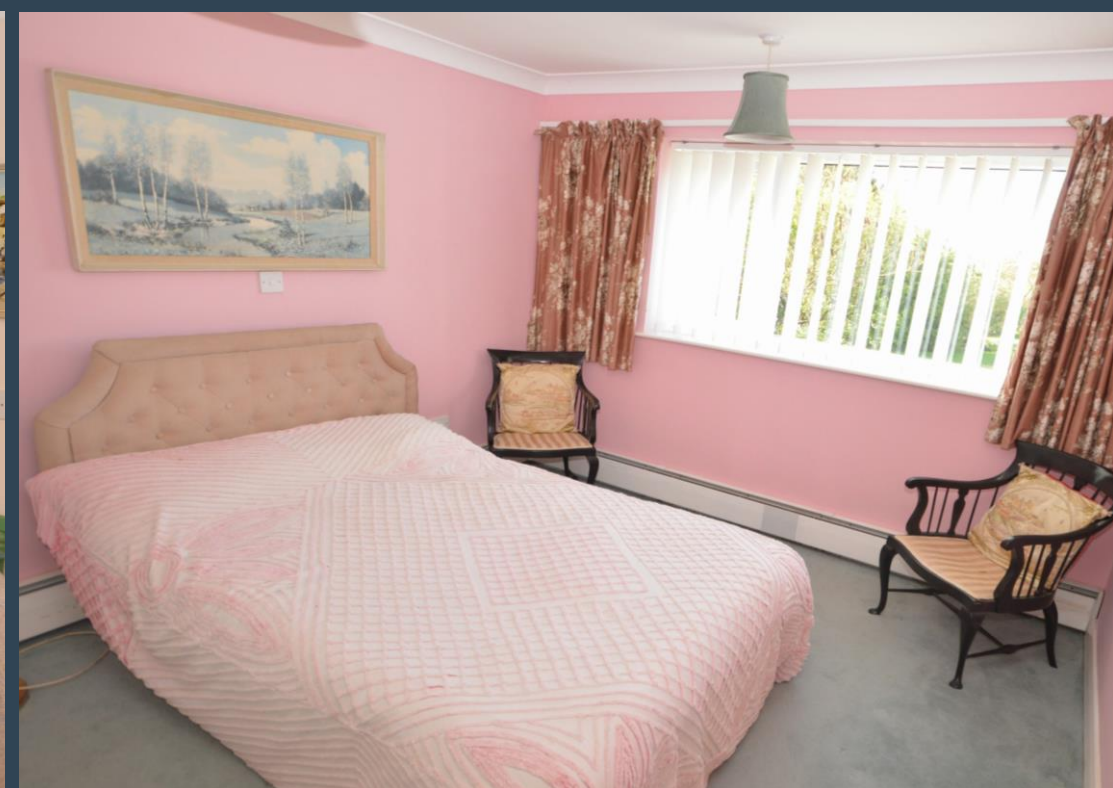
The accommodation is configured as an 'upside down' house in order to fully benefit from the exceptional aspect. The ground floor accommodation comprises a large entrance hall (with stairs up to the first floor) which leads to three double bedrooms, a single bedroom, four-piece bathroom and further family bathroom. In addition, there is a rear entrance hall with second staircase and a utility room. The heart of the house is the fabulous 26' living room with open fire, and a door out to a large balcony which provides an ideal vantage point to enjoy a wonderful view over the formal gardens and to the rolling countryside beyond. The first floor accommodation is completed by a separate dining room, kitchen/breakfast room and study.

To the side of the property there is a driveway providing parking for three cars which leads to the 20' detached garage. This was built with a view to possible conversion into ancillary accommodation (subject to the necessary consents) and includes a separate WC. Adjacent to the garage is a further block-built garden store. The mature and very private rear garden is largely lawned with a variety of trees, shrubs and flower borders and to the side of the property is a soft fruit garden. Beyond the main garden there is a small established orchard offering an array of apple, pear, plum, greengage and crabapple trees. Adjoining the orchard to the rear is the small, grassed paddock which opens onto the larger paddock of some 1.2 acres which is located to the eastern side of the garden. The property, gardens and paddocks extend to approximately 2.1 acres and would be considered ideal for many purposes including keeping horses, sheep or other livestock. Offered with no onward chain.





TOTAL AREA: APPROX. 176.8 SQ. METRES (1903.5 SQ. FEET)



DIRECTIONS

Heading out of Abergavenny on the Monmouth Road towards the A465, take the 1st left at the Hardwick roundabout, bear right then take the left turn off signposted B4598 Usk. Continue for 0.3 miles and take the first left turning signposted Llanddewi Rhydderch. Follow the lane as it bears right then left for 0.9 miles and take the right hand turn and the property is the second house you come to on the right hand side. The What3Words reference is [///station.eradicate.nearly](#)

USEFUL INFORMATION

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

SERVICES: We understand that mains electricity is connected to the property and there is an oil-fired heating system. There are six solar panels on the roof which heat the hot water. Water is sourced from a borehole supply at the neighbouring property with agreement in place, and drainage is via a septic tank. Broadband access is limited due to the location with estimated download speeds for the area being 3MB. 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.

EPC GRAPH HERE

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.