



Little Goytre
Pandy | Abergavenny | Monmouthshire | NP7 8EB

KEY FEATURES

- Traditional style double fronted detached stone farmhouse
- Easy access from the A465 between Abergavenny and Hereford
- Superb views across open fields towards the Black Mountains
- Garden and grounds of circa 2 acres including orchard and paddocks
- Ample parking. Stables.
- EPC Rating - E



SELLER INSIGHT

“ I fell in love with the cottage at first sight. We have had many fond memories at the property and spending long summer nights enjoying the garden and cosy winters in front of the wood burner. It has been a much loved family home and I have adored watching my children grow up in such a fantastic location, enjoying the outdoors and attending the well regarded primary school at Pandy. Now they have grown up and moved on, it is time for another family to enjoy it as much as we have done.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



OVERVIEW

Enter through a pitched roof entrance porch into the sitting room with doors to both the stairs to the first floor and into the kitchen/dining room. Superb views can be enjoyed through the two sitting room windows towards the Black Mountains. The kitchen/dining room, lies to the rear of the house and provides access to the side patio and gardens and grounds to the rear. The kitchen is fitted with a comprehensive range of oak fronted base and wall cupboards including wall mounted glass fronted display cupboards and marble effect worksurfaces. Incorporated into the kitchen is a LPG gas range cooker and dishwasher, both included within the sale. In addition to the kitchen area, there is ample space for a farmhouse style dining table and chairs. The kitchen has exposed ceiling beams and both painted and exposed stone walls providing much character and a nod to the period of the house. Off the kitchen is a useful utility/boot room with space for both laundry appliances and coats and boots.









FIRST FLOOR

Stairs to the first floor lead to a landing with access to the three bedrooms and bathroom. Two of the bedrooms, including the principal bedroom, are located to the front of the house and enjoy breathtaking views over open countryside. The third, smaller bedroom and the bathroom are located to the rear of the house with views over fields.





OUTSIDE

The property is approached via a long sweeping driveway with access through a five-bar gate to ample parking. The garden and orchard are located to the side of the house and are planted with mature hedges, borders and shrubs together with fruit trees. The garden and orchard are enclosed by wooden fencing, gates lead to the remainder of the land. Beyond the garden and orchard are the gently sloping fields which are separated into three paddocks, each with their own water supply. The stables are located to the side of the paddocks. In one of the paddocks accessed from the driveway is a timber block of stables and feed room.





LOCAL AREA

The property is located near the village of Pandy, approximately 6 miles north of Abergavenny which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny has a mainline railway station and excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys.

Directions: From Abergavenny take the A465 towards Hereford. After circa 4 miles, enter the village of Pandy and continue passing the Pandy Inn on the left hand side. After a further .5 of a mile Little Goytre will be found on the right hand side. The entrance to the driveway is just before the house.



INFORMATION

Services: Mains electricity, private spring water, and shared private drainage. Oil-fired central heating.

Local Authority: Monmouthshire County Council

Council Tax Band: G

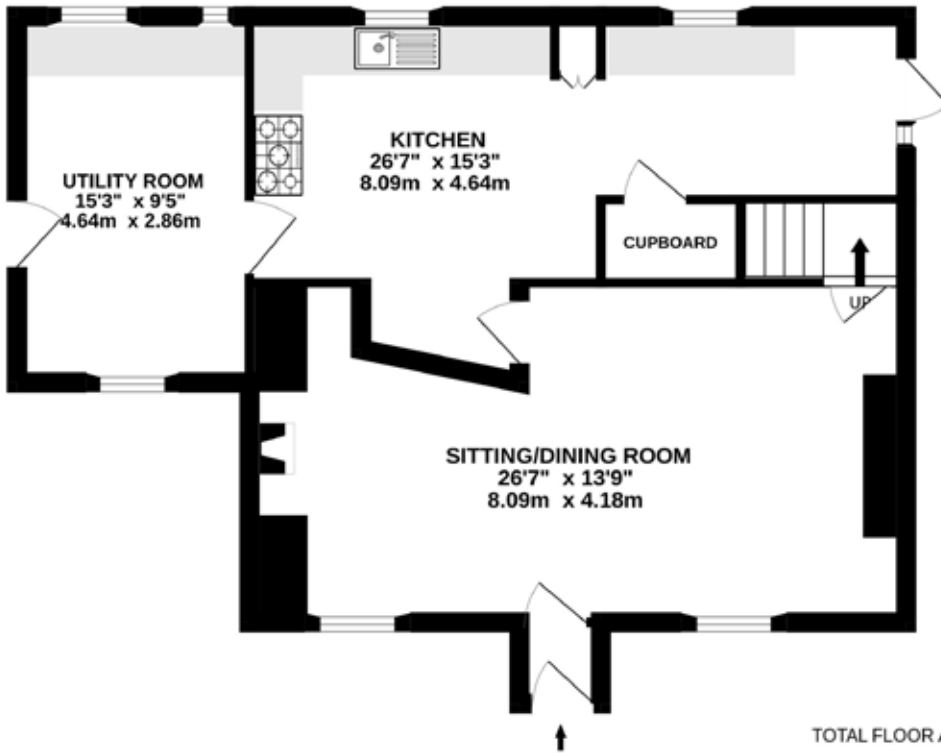
EPC Rating: E

Tenure: Freehold

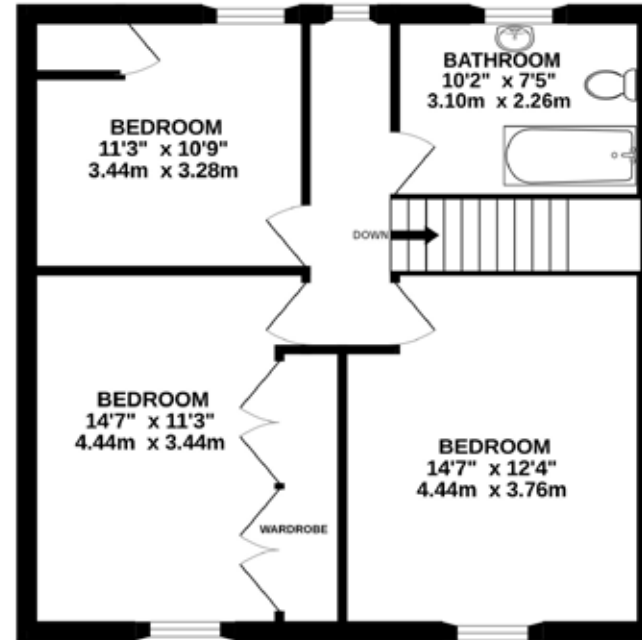
Agent's Note: Little Goytre has a right of access over the initial part of the driveway to their own private driveway. The neighbour has a right of access over the driveway of Little Goytre but have their own separate entrance.

Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

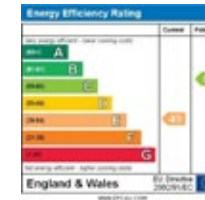


1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things
that make a home*



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My property career started in lettings transferring over to property sales when I was asked to head up an office in Monmouthshire. Initially working for the core brand, I started to become more involved in the Fine & Country brand, focussing on the more rural properties. It was a natural progression for me to move away from the core brand and focus on the Fine & Country business, both of us working alongside Heather Cook. The last couple of years have not only seen a change in Estate Agency, but presented challenges navigating a business through the COVID pandemic and adapting accordingly. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, whilst we operate in a small market town we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.

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