



MOOR COTTAGE

Pen-y-Fan, NP25 4RA



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- A Characterful Spacious Period Property
- Enjoying a Wealth of Characterful Features
- In a Wonderfully Tranquil Location
- Four Spacious Reception Rooms
- Four Bedrooms
- Garden and Grounds Extending to 1.7 Acres
- Mature, Well-Established Gardens
- Adjoining Paddock with Stable Block
- Double Garage with Workshop Over

Guide Price

£850,000

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DESCRIPTION

Enjoying a unique, rural location, this charming, detached house is situated on a 'No through' lane in the sought-after area of Pen-y-Fan, near the popular villages of The Narth and Trellech. This period property enjoys a wealth of character features including original stone fireplaces, beams to the ceiling with high quality doors and flooring. The property offers flexible accommodation with the benefit of an adjoining double garage with workshop and large room over. Sitting in beautiful mature gardens and grounds extending to approximately 1.7 acres, including a paddock with a stable block, Moor Cottage enjoys tranquility and privacy, with wonderful views of the surrounding woodland and the advantage of many walks on your doorstep.

SITUATION

The property is situated on the edge of the popular rural village of Pen-y-Fan, lying to the south of Monmouth on the plateau above the western slopes of the Wye Valley renowned for its outstanding natural beauty. The location is fringed by extensive woodland providing excellent countryside walks and is also easily accessible by car to M4 and M5 motorways. The highly regarded town of Monmouth is only 6 miles away and provides an excellent range of amenities and recreational/cultural facilities along with first class schooling opportunities in the independent and state sectors. Excellent Primary schools can also be found in the neighbouring villages of Llandogo and Trellech just a short drive away.

ACCOMMODATION

Entering the property into a useful BOOT ROOM with flagstone flooring, wooden storage units with a stainless-steel sink, with space and plumbing for a washing machine and tumble dryer. There is a further door opening to the rear garden and nearby pedestrian access to the garage. The boot room leads to an inner hallway with a characterful brick floor and window overlooking the front garden. A door opens to a DOWNSTAIRS CLOAKROOM / SHOWER ROOM, comprising a shower cubicle, lavatory, wash hand basin and a window to the rear garden. Steps down lead to an INNER HALLWAY / STUDY with a flagstone floor, built in bookshelves to the walls and three built in storage cupboards. A window overlooks the garden. A door leads to the KITCHEN / DINING ROOM enjoying triple aspect views of the garden and surrounding countryside with period beams to the ceiling. A Rayburn enjoys a wooden mantel over. The

kitchen comprises a range of cream wall and floor units with a stainless-steel sink, Siemens dishwasher, NEFF oven with a four-ring induction hob with extractor fan over. There is space and plumbing for a washing machine and refrigerator. The GARDEN ROOM is spacious and filled with light, with five windows to three sides, enjoying views of the beautiful mature garden, the paddock and surrounding countryside. This space benefits from flagstone flooring with underfloor heating and a vaulted ceiling with characterful beams. There are two external doors, one giving access to the patio and front garden and a further door to the side garden.

From the study, a door leads into the SITTING ROOM, enjoying characterful exposed stone walls and stone fireplace with a wooden mantel over, with a woodburning stone. This room benefits from two windows with views of the beautiful side garden and countryside beyond. A door opens to a porch area, currently used as a log store, with a further stable door opening to the garden. The sitting room leads on to the DRAWING ROOM, a wonderfully characterful and cosy room enjoying dual aspect views of the garden and beyond. There are beams to the ceiling and a period stone fireplace housing an electric fire.

FIRST FLOOR

Stairs from the sitting room lead up to a spacious LANDING with windows overlooking the garden and two useful storage cupboards. The MASTER BEDROOM enjoys far-reaching views across the front garden and surrounding countryside, also benefitting from two fitted double wardrobes. A further light and spacious double BEDROOM with two windows enjoying woodland views and two fitted double wardrobes. The FAMILY BATHROOM has fully tiled floor and walls, comprising a bath with shower over, lavatory, wash hand basin with storage cupboards below and a window. A further double BEDROOM benefits from a fitted wardrobe, characterful wooden panelling to the ceiling and a window overlooking the garden and beyond. The fourth BEDROOM is a generous single room enjoying woodland views.

OUTSIDE

Approached along a quiet lane, the driveway leads to an open-fronted oak-framed double garage which adjoins the house, with plenty of further space for parking on the drive. To the rear is a workshop with stairs leading to an office / study above. The front garden is well-established with superbly stocked beds, various species of trees and shrubs. There is a useful patio seating area with a pretty pond.

The garden extends along the side of the property with a pedestrian gate opening to the lane. The rear garden has a wonderful vegetable patch, various fruit trees, further flower beds and a greenhouse. A pathway leads to a stable block with a concrete standing area and a gate opening to the paddock. There are various further useful outbuildings, including an open fronted stable, horse standing area and log stores. The paddock is lined with various trees.

DIRECTIONS

From our Monmouth office, proceed down Monnow Street and turn left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left. At the next roundabout, take the second exit onto Portal Road. Continue to the toll house and take the left-hand road signposted B4293 towards Trellech. Continue along this road for approximately 5 miles until you enter Trellech itself. After the first sharp left-hand bend and just before The Lion pub take the left turning signposted The Narth, Maryland and Pen-y-Fan. In approximately 1.4 miles there is a turning on the right to Maryland. Continue straight on and there is a signpost for Pen-y-Fan only. Take this turn and 0.6 miles later you come to a junction. Take the middle lane which is slightly to the right with a telephone box on the right-hand corner. Keep on this lane for approximately half a mile and Moor Cottage is the last property, a white cottage on the right-hand side.

GENERAL

- Mains Electricity
- Mains Water
- Private Drainage – septic tank
- Solar Panels
- Oil-Fired Rayburn
- Underfloor heating in Garden Room and Boot Room

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth Tel 01600 712916.

GUIDE PRICE

£850,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Score	Energy rating	Current	Potential
92	A		

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The North, Monmouth, NP25

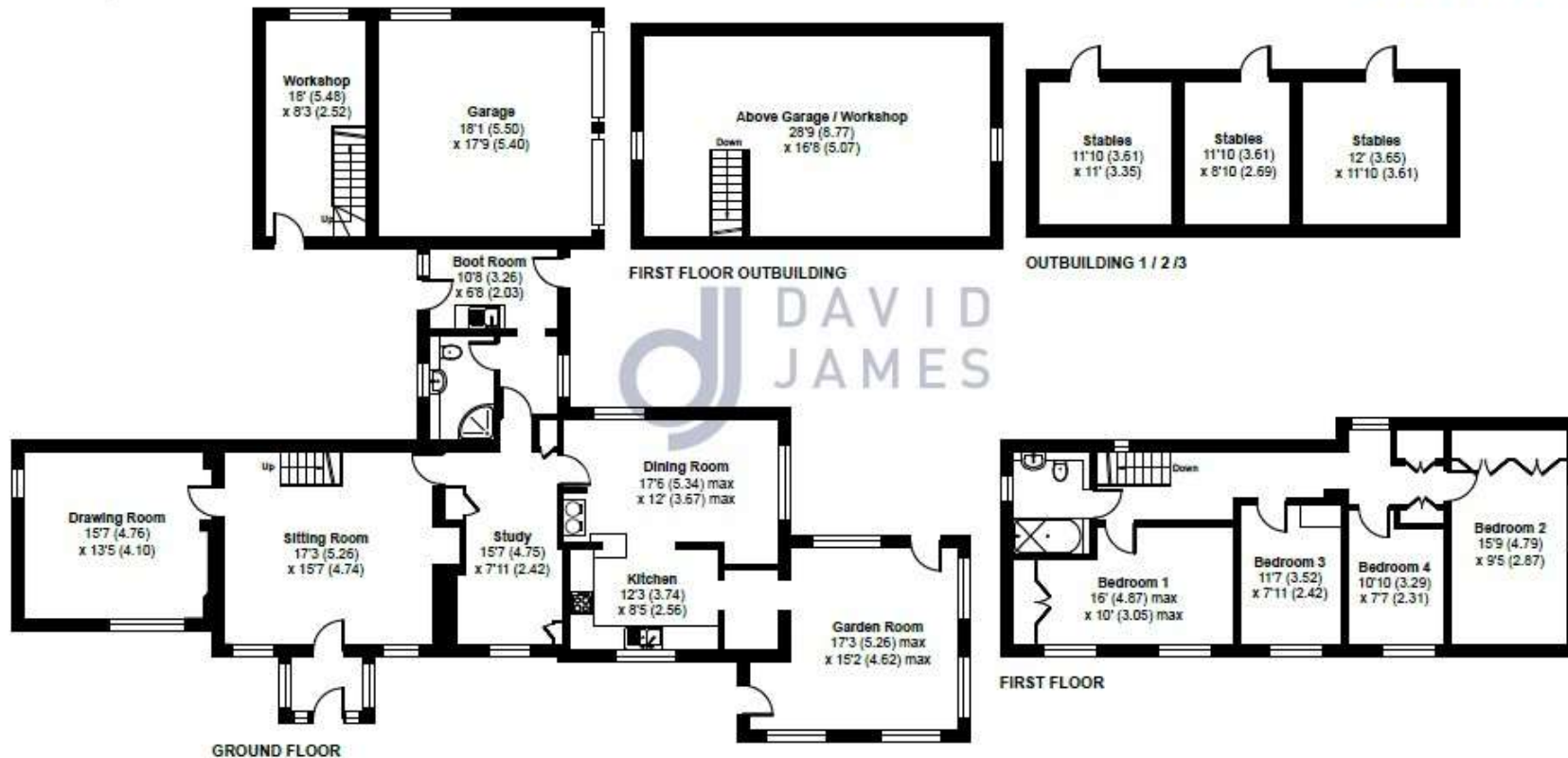
Approximate Area = 2231 sq ft / 207.2 sq m

Garage = 320 sq ft / 29.7 sq m

Outbuildings = 1005 sq ft / 93.4 sq m

Total = 3556 sq ft / 330.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for David James. REF: 1418109