

# Triley Mill Cottage Abergavenny, Gwent



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Triley Mill Cottage

## Abergavenny, Gwent

This charming three-bedroom cottage occupies an extensive 2.5-acre plot with beautifully landscaped gardens and far-reaching woodland views. Within easy reach of the train station, superb road links and the desirable market town of Abergavenny, recently listed as the best place to live in Wales. Immaculately presented offering versatile accommodation over three floors with bright and airy rooms throughout. Detached art studio, double garage, and ample off-road parking.

Traditionally constructed in stone with a combination of wooden-framed and uPVC double-glazed windows and doors set under a pitched tiled roof. Internal features include molded skirting boards and architraves, wooden-panelled doors, and ceramic tiled flooring. An oil-fired central heating system provides domestic hot water and heating to radiators throughout.

**The property is approached from the front terrace through a part-glazed wooden door under a feature portico entrance into:**

### **ENTRANCE HALLWAY:**

Window to front. Turning staircase with wooden balustrading, square newel posts, and handrail up to upper floors. Under stairs storage compartment. Doors into:



### **CLOAKROOM:**

Window to side. White suite comprising a low-level W.C and pedestal washbasin with tiled splashback. Consumer unit at high level.

### **OPEN PLAN DINING/LIVING ROOM:**

#### **DINING ROOM: 5.95m x 2.76m (19'6" x 9'1")**

Dual aspect windows to front and back. Wide opening into: **LIVING ROOM: 3.76m x 4.05m (12'4" x 13'3")** Three windows to side and French doors to back with matching side panels out to sun terrace. Roof access hatch.





**KITCHEN: 3.07m x 2.71m (10'1" x 8'11")**

Internal window to back into garden room. "U-shaped" laminate work surfaces with tiled splashback surround, inset stainless-steel sink and four-ring electric hob with concealed circulating fan over. A range of wooden panelled cupboards and drawers set under with integrated oven and plumbing for dishwasher. Complimentary wall-mounted cabinets and space for fridge/freezer. Door into:



**GARDEN ROOM: 1.73m x 5.43m (5'8" x 17'10")**

Glazed to three sides with external doors to back and wooden panelling to dado height enjoying far-reaching views of the gardens and surrounding woodland. Internal window into the kitchen and living room. Laminate work surface along one side with inset stainless-steel sink and cabinet set under with space for fridge and plumbing for washing machine/tumble dryer.

**FIRST FLOOR LANDING:**

Window to front. Doors into the following:



**BEDROOM TWO: 3.87m x 3.07m (12'8" x 10'1")**

Window to side and external doors to front accessing:



**ROOF TERRACE:**

Wooden balustrading along three sides with superlative views of the extensive garden and surrounding woodland. Secondary door into bedroom three.

**BEDROOM THREE: 2.72m x 3.88m (8'11" x 12'9")**

Window to side with woodland views and external part-glazed door to front accessing roof terrace. Bespoke fitted wardrobe with hanging rail, shelving, and storage.



**SHOWER ROOM:**

Window to side. White suite comprising a low-level W.C, pedestal washbasin with tiled splashback, and fully tiled shower enclosure with head on adjustable chrome rail.



**SECOND FLOOR LANDING:**

Window to front. Doors into the following:

**BEDROOM ONE: 3.91m x 5.97m (12'10" x 19'7")**

An impressively proportioned principal bedroom with dormer window to the front capitalizing on the attractive garden views. Roof access hatch. Bespoke fitted wardrobe along one wall with hanging rail, Shelving, and ample storage.



## BATHROOM:

Skylight to side. White contemporary suite comprising a low-level W.C, pedestal washbasin, and bath with mixer taps and separate hand-held attachment.



## OUTSIDE:

The property is approached from the shared drive leading to a private in and out gravelled driveway with ample parking and: **DETACHED DOUBLE GARAGE: 4.90m x 5.08m (16'1" x 16'8")**: Matching construction with a concrete base, two garage doors to the front and windows to back all under a pitched tiled roof. Ladder access up to garage rafters with ample storage. Power and light. The property's enclosed extensive grounds total approximately 2.5 acres comprising a substantial and well-maintained level lawned area and adjoining mature woodland. Adjacent to the living room, a private patio area ideal for alfresco dining and entertaining taking full advantage of the far-reaching garden views. Set to the side, Y Fenni river Gently meanders down the border of the garden with a pretty footbridge spanning over to a further wooded area.

## ART STUDIO: 6.75m x 4.20m (22'2" x 13'9")

Wooden construction with a concrete base, door to back, and windows to the side and back under a corrugated flat roof. A generously proportioned workspace featuring a solid fuel burner with tall flu. Power and light.

# Asking price of £680,000

## SERVICES:

Mains electric and water. Oil central heating system and private drainage. Council Tax Band F. EPC Rating C.

## DIRECTIONS:

From our office, Follow the A40 for approximately 7 miles then bear left to Raglan. Upon reaching the roundabout take the exit for Abergavenny and continue for a further 9 miles. At the next roundabout, take the third exit signposted Hereford and follow the road for 2 miles. Turn left to Abergavenny then immediately right onto the private road. Triley Mill cottage can be found at the end of the road on the right-hand side.



## Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

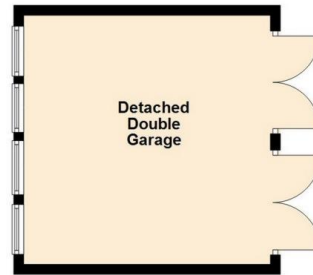
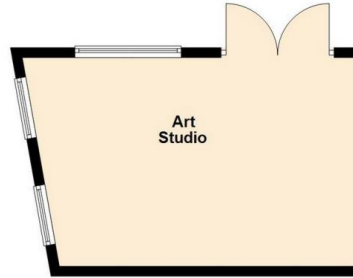
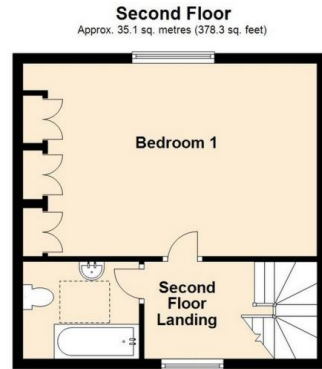
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Total area: approx. 181.9 sq. metres (1958.3 sq. feet)

