



LLANTARNAM

Offers over **£850,000**



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PENTRE COTTAGE

Pentre Lane, Llantamam, Cwmbran, Torfaen NP44 7AR



Ample parking
Beautifully maintained grounds
Previously used and an Airbnb

Pentre Cottage is a stunning five-bedroom detached home located in the increasingly popular area of Llantamam. Set on a generous 1.14-acre plot, this unique property boasts breathtaking views over the countryside and offers a rare blend of rural charm and modern convenience.

Currently divided into two distinct dwellings, Pentre Cottage provides exceptional versatility. The first is a charming two-bedroom cottage, perfect for extended family, rental income, or a private guest space. The second is a spacious three-bedroom home, ideal for family living. Both properties are thoughtfully designed with a blend of traditional character and modern amenities, ensuring comfortable living in a serene environment.

The expansive plot also includes a separate annexe, offering additional accommodation options, and a workshop, providing ample space for hobbies, storage, or a home-based business. The surrounding grounds offer endless possibilities for outdoor activities, gardening, or simply enjoying the stunning countryside views.

Pentre Cottage is perfectly situated for those seeking a tranquil lifestyle without sacrificing convenience. It is within close proximity to local pubs and restaurants, providing a variety of dining and social options. The prestigious Rougemont private school is nearby, making this property an excellent choice for families. Additionally, easy access to the M4 motorway ensures a smooth commute to work, making Pentre Cottage an ideal retreat for professionals.

This exceptional property combines the best of country living with convenient access to essential amenities, offering a truly unique opportunity in the heart of Llantamam.



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KEY FEATURES

- 1.14 acre plot
- Generous cottage split in two
- Garden annexe
- Amazing views over the countryside
- Close to M4 Corridor
- Double garage



STEP INSIDE



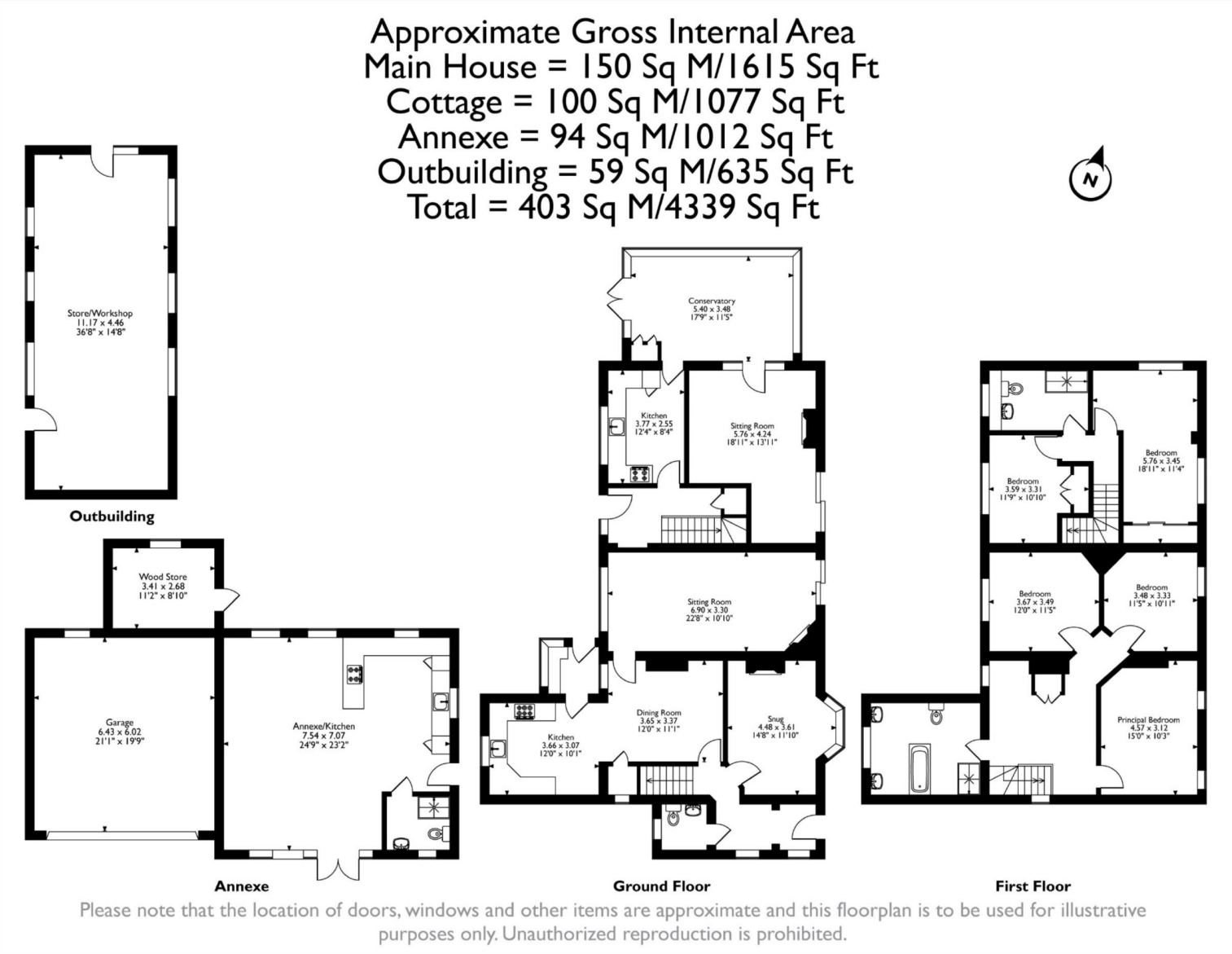
As you step inside Pentre Cottage, you'll immediately notice the unique layout, with the property thoughtfully divided into two distinct living spaces: a modern two-bedroom cottage and a charming three-bedroom cottage, each offering its own character and appeal.

The two-bedroom cottage has undergone a contemporary renovation, blending style and comfort seamlessly. Upon entering, you are greeted by a spacious lounge-diner, perfect for entertaining or relaxing with family.

The modern kitchen is both functional and stylish, equipped with sleek cabinetry and quality appliances, making it a delightful space for cooking.

Adjacent to the kitchen is a bright and airy conservatory, providing a lovely area to unwind while enjoying views of the garden.

Upstairs, you'll find two generously sized double bedrooms, each offering a peaceful retreat. The modern family bathroom on this floor is tastefully finished with quality fixtures, ensuring a luxurious experience.



STEP OUTSIDE



Step outside Pentre Cottage, and you'll be greeted by a long, sweeping driveway that leads up to the property, offering ample parking for multiple cars. The impressive entrance sets the tone for what lies beyond a beautifully maintained 1.14-acre plot that perfectly complements this charming home.

Adjacent to the driveway, you'll find a double garage, providing secure parking and additional storage space, attached a generous-sized self-contained annexe offers versatile accommodation, ideal for guests, extended family, or potential rental income. A large workshop outbuilding also sits on the plot, perfect for hobbies, a home business, or additional storage needs.

The grounds of Pentre Cottage have been meticulously cared for by the current owners, with lush, well-tended lawns, mature trees, and a variety of shrubs creating a serene and picturesque setting. The expansive garden provides plenty of space for outdoor activities, entertaining, or simply relaxing in the tranquil surroundings.

One of the standout features of Pentre Cottage is the breathtaking views over the surrounding countryside, offering a sense of peace and seclusion that is hard to find. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, the outdoor space at Pentre Cottage is truly something special.

INFORMATION

Postcode: NP44 7AR

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: D





DIRECTIONS

North bound on the A4042 from Newport, continue towards Cwmbran and at the first round about take the slip road continuing onto the A4042 Towards Rougemont School. And then the Third exit at the following roundabout onto Newport Road, then take the second left onto Pentre Lane. Follow to road down and over the bridge, and the property will be located on the Right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	56	76
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.