



GARNDIFFAITH

Guide price **£600,000**



THE LAURELS

Lower Stoney Road, Pontypool, Torfaen NP4 8QH



Utility room
Off road parking
Principal ensuite

Welcome to The Laurels, a stunning four-bedroom detached cottage that pre-dates circa 1850, situated in the increasingly popular area of Pontypool. This property has been thoughtfully extended over the years, seamlessly blending historical charm with modern living. The home now includes a detached garage and carport, offering great potential for conversion into an annex.

The current owners have meticulously updated and renovated the interior to an exceptionally high standard, sparing no expense in ensuring both style and functionality. The cottage boasts spacious living areas filled with natural light, a well-appointed kitchen designed for contemporary living, and four generous bedrooms perfect for a growing family.

The exterior of the property is equally impressive. The picturesque garden provides an idyllic setting for outdoor activities and relaxation, while the elevated position offers breathtaking views over the surrounding countryside.

The Laurels is ideally located within close proximity to local shops, schools, and other amenities, making it a convenient choice for families. This unique property offers a rare opportunity to own a piece of history without compromising on modern comforts.



Guide price
£600,000



KEY FEATURES

- Built Circa 1850
- 0.6 of an acre
- 4 bedrooms
- Beautifully renovated
- Ideal family home
- Detached garage/port



STEP INSIDE



Step inside The Laurels and be welcomed by a harmonious blend of historic charm and modern luxury. Entering the entrance hall, you immediately have access to a convenient downstairs WC and a spacious utility room. The elegant staircase leads you to the first floor, while a doorway invites you into the heart of the home – the kitchen.

The kitchen is a culinary masterpiece, featuring a Sigma 3 design complete with a central island and luxurious quartz worktops. The flagstone flooring adds rustic charm, complemented by the Perrin & Rowe butler sink and high-end Neff appliances. The centrepiece is a magnificent 2-oven electric Aga, perfect for creating family feasts.

From the kitchen, step into the dining room, which retains the character and charm of the original part of the property. This room is perfect for intimate dinners and large gatherings alike.

Continuing through, you enter the additional sitting room, a generously sized space ideal for relaxation and entertaining. This room boasts a new roof installed in 2021, underfloor heating for ultimate comfort, and doors that open to the rear garden, creating a seamless indoor-outdoor living experience.

Approximate Gross Internal Area
 Main House = 162 Sq M/1744 Sq Ft
 Garage/Store = 43 Sq M/463 Sq Ft
 Total = 205 Sq M/2207 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, you'll find four beautifully appointed bedrooms, each offering stunning views of the surrounding countryside.

The principal bedroom is a true sanctuary, featuring a Juliet balcony that provides a serene spot to enjoy the picturesque landscape. It also benefits from an elegant en-suite bathroom, offering a private retreat from the hustle and bustle of daily life.

The remaining three bedrooms are all spacious and well-lit, making them perfect for family members or guests. A luxurious family bathroom, equipped with modern fixtures, serves these bedrooms, ensuring comfort and convenience for all.

Throughout The Laurels, attention to detail is evident, with high-quality finishes and thoughtful updates that honor the home's historic roots while providing contemporary comforts. This exquisite property offers a unique opportunity to experience the best of both worlds – a charming, character-filled cottage with all the modern amenities needed for comfortable family living.

STEP OUTSIDE



Step outside The Laurels and be captivated by the beautifully maintained grounds that surround this enchanting cottage. The split-level garden offers a variety of picturesque spaces to enjoy, including a charming orchard that adds a touch of rustic elegance.

The detached garage and car port provide ample parking and present an exciting opportunity for conversion into an annex, offering additional living space or a guest suite. The expansive 0.6-acre plot ensures plenty of room for outdoor activities and family gatherings. Enjoy breathtaking views of the surrounding countryside, a serene backdrop that enhances the property's tranquil atmosphere. The patio area is perfect for alfresco dining, where you can savor meals while soaking in the natural beauty that envelops you.

With its lush gardens, potential for expansion, and stunning scenery, the outdoor space at The Laurels is designed to delight and inspire, making it the perfect complement to this exceptional home.

INFORMATION

Postcode: NP4 8QH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Private

EPC: D





DIRECTIONS

North bound on the (A4043) Cwmavon Road, Take a left onto Lower Harpers Road, then take the fifth right onto Lower Stoney Road, follow the road right down and the property is located on the right hand side, you will see our sign.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	72
EU Directive 2002/91/EC			

25 Bridge Street, Usk, NP15 1BQ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



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.