



# LITTLE MILL

Offers over **£375,000**





# GREENGATES

Berthon Road, Pontypool, Monmouthshire NP4 0HL



Characterful cottage in village setting,  
Attached barn adaptable for varied usage,  
Generous garden and parking to rear.

Tucked away in the desirable village of Little Mill, this beautifully presented detached character cottage offers charm, space and potential in equal measure. Set on a generous plot with attractive gardens, parking and an attached barn, the property combines traditional features with modern touches, creating a versatile home full of warmth and character. High ceilings, exposed beams, deep stone walls and period fireplaces give a timeless appeal, while the adjoining barn presents exciting scope for conversion, with previous planning granted for a one-bedroom annexe.

Little Mill itself is a welcoming and sought-after village, perfectly positioned for both countryside living and excellent connectivity. Nestled amidst picturesque surroundings, it offers a peaceful lifestyle while being within easy reach of larger towns and cities. Road and rail links nearby provide swift access to Cardiff, Bristol, The Midlands and even London, making it an ideal location for commuters seeking a rural retreat without compromise.





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### KEY FEATURES

- Detached cottage,
- 3 bedrooms,
- En-Suite facilities, Separate bathroom,
- Pleasant gardens,
- Attached barn.





# STEP INSIDE



Step inside this charming home and you are immediately welcomed by a sense of warmth and character. The ground floor has been thoughtfully designed to provide both comfort and practicality, with generously proportioned living spaces ideal for modern family life.

At the heart of the home lies the dual aspect, bright and spacious open-plan kitchen and dining room. This inviting space features a partly vaulted ceiling with skylight windows that flood the room with natural light, creating a wonderfully airy atmosphere. A range of fitted units and worktops offer excellent storage and preparation space, while a handy storage cupboard adds further practicality. There is ample room for appliances and a good-sized dining table, making it a perfect setting for family meals or entertaining guests.

From here, the layout flows seamlessly into the living room a cosy yet spacious retreat. This welcoming room is centred around a feature fireplace housing a log-burning stove, creating an inviting focal point. Two front aspect windows enhance the natural light, while a set of stairs provides access to the first floor.

A second reception room lies to the rear of the property, ideal as a formal dining room if required, featuring a second log-burning stove within its own character fireplace. With two rear aspect windows, this room feels bright and versatile, suitable for varied usage. Completing the ground floor is a small hallway with a useful storage cupboard and a well-appointed bathroom suite.

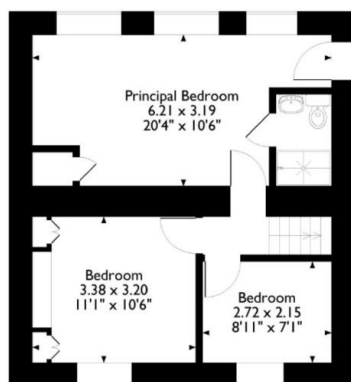
## Greengates, Berthon Road, Little Mill, Pontypool

Approximate Gross Internal Area

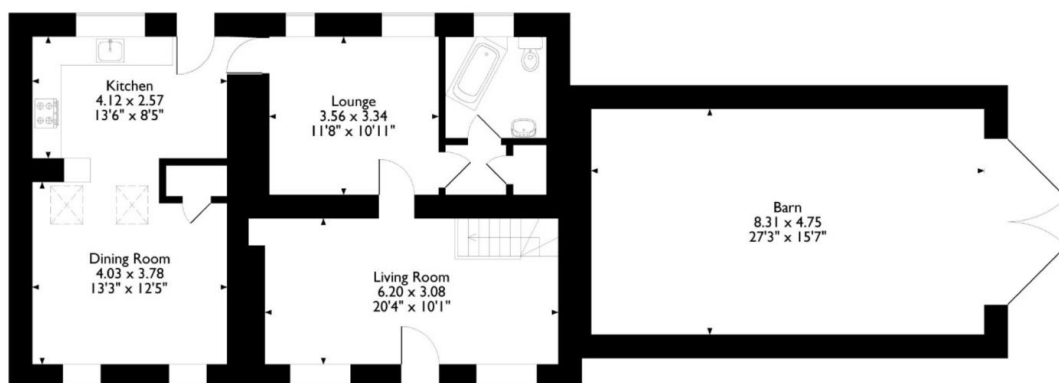
Main House = 120 Sq M/1292 Sq Ft

Outbuilding = 40 Sq M/431 Sq Ft

Total = 160 Sq M/1723 Sq Ft



First Floor



Ground Floor

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.

Upstairs, the property offers three bedrooms, each with its own charm. The principal bedroom is notably spacious, with three front aspect windows filling the room with light. A built-in storage cupboard and a modern en-suite shower room complete this impressive main suite.

The second bedroom is a comfortable double, enhanced by two fitted wardrobes providing plenty of storage, while the third bedroom, though smaller in size, offers great flexibility. Perfect as a nursery, home office or dressing room, it provides an adaptable space to suit changing needs.

Blending character with modern convenience, this home offers thoughtfully arranged accommodation across both floors, ensuring it meets the demands of family living while retaining its traditional charm.



# STEP OUTSIDE



Stepping outside, the property enjoys a wonderful setting with outdoor space designed for both relaxation and practicality. To the rear, a generous lawned garden offers plenty of room for family enjoyment, outdoor dining or simply soaking up the peaceful surroundings. Mature trees, shrubs and a variety of planted borders bring colour and charm throughout the seasons, while thoughtfully positioned seating areas create perfect spots to unwind or entertain. For those with a passion for homegrown produce, raised vegetable beds provide the opportunity to cultivate your own kitchen garden.

Practicality is also well catered for, with off-road parking available for at least two vehicles. Accessed via a set of double gates from the side lane, the initial section of the lane belongs to the cottage itself, offering the additional benefit of secure off-street parking. Altogether, the outside space perfectly complements the character and versatility of the home, balancing charm with convenience.

## INFORMATION

Postcode: NP4 0HL  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: D







DIRECTIONS

Enforced.emotional.heckler





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	60	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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