



# TY ASCH

Mamhilad

• Monmouthshire



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Folly Lane, Mamhilad ♦ Monmouthshire, NP4 8RB

*An un-spoilt original Tudor Welsh farmhouse dating c.1550 with detached Bothy Annexe situated in an idyllic tranquil location within the Brecon Beacons national park.*

Sitting Room ♦ Dining Room Kitchen  
Bedroom 3 / snug

2 Bedrooms ♦ Bathroom

Separate Bothy Annexe

Large Garden Ponds, fields, in all approx. 7 acres ♦ Garage  
Further land available by separate negotiation

Usk 6 miles ♦ Abergavenny 10 miles  
M4 Junction 13 Miles  
(All Distances are approximate)

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### Location

- ◆ Nestling under the southernmost hills of the Brecon Beacons national park.
- ◆ Idyllic tranquil rural location with fine views.
- ◆ Excellent walking and riding facilities immediately available.
- ◆ Monmouthshire Breconshire canal adjoining.

### Description of Property

- ◆ A perfect example of a Tudor farmhouse with very little alteration since its conception
- ◆ Fully restored retaining many original features.
- ◆ Inglenook fireplace with bread oven.
- ◆ Stone flag floors.
- ◆ Tudor beams and door heads and post and panel walls.
- ◆ Window shutters.
- ◆ Under-floor electric heating.
- ◆ Diamond shaped mullion windows.
- ◆ Freestanding roll top bath.
- ◆ Separate **Bothy Annexe** with 2 rooms, parlour, loft bedroom, ground floor shower room, ideal as a walkers bunkhouse/**holiday let**.
- ◆ Both properties are Grade II Star Listed.

### Outside

- ◆ Ornamental pond and stream
- ◆ Fields, woodland trees.
- ◆ Ideal for equestrian and small farming purposes
- ◆ The current holding is registered for agricultural use.

### Services

- ◆ Mains water and electricity.
- ◆ Private drainage.

### Fixtures and Fittings

- ◆ Only those items mentioned in these sale particulars are included in the sale. Others, such as fitted carpets, curtains, and light fittings are excluded but may be made available by separate negotiation.

### Tenure

Freehold

### Local Authority

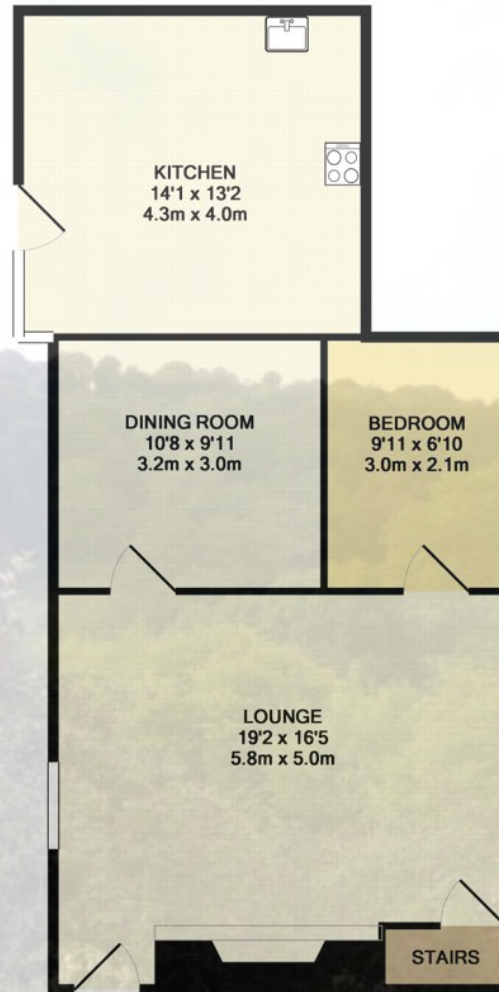
Monmouthshire County Council 01633 644644

### Directions Postcode – NP4 8RB

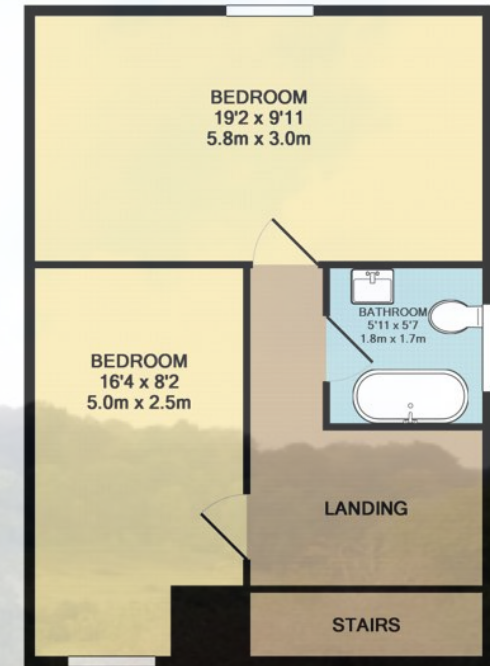
From Usk to over the river Usk, turn right through Little Mill, and left after the railway bridge. At the first major roundabout at Mamhilad, turn right. Go up the hill to the Star Inn. At the inn turn left opposite the church, proceed over the canal and take the first gateway on the right hand side at a double gate, taking the right gate up the track, go past the adjoining property and park at Hillgrove Villa.

### Viewings

Strictly by appointment with the Sole Agents: Elstons Country Land & Estate Agents



GROUND FLOOR  
APPROX. FLOOR  
AREA 847 SQ.FT.  
(78.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 602 SQ.FT.  
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1449 SQ.FT. (134.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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