



**Beechtree Farmhouse, Glascoed, Pontypool.**

**NP4 0TX**

**£650,000**

**Tenure Freehold**

- 3 DOUBLE BEDROOMS
- 2 SHOWER ROOMS (1 ENSUITE)
- LOUNGE WITH LOG BURNER
- STUDY AREA
- DINING ROOM WITH LOG BURNER
- KITCHEN
- BOOT ROOM & BOILER ROOM
- COURTYARD
- LARGE GARDENS WITH RURAL VIEWS
- PERIOD FEATURES

Believed to date back to 1580 this Grade II listed farmhouse was once part of the former Beech Farm. Now a local livery and base for a wood cutting business, the once dairy farm is no longer active and sits beyond the farm house. Open countryside views are observed from the main garden at the front of this superb period property.

Inside a wealth of history is found within the abundance of period features. From curved stone stairwells to inglenook fireplaces, exposed beamed ceilings to solid herringbone and quarry tiled floors, this cosy home offers endless character.

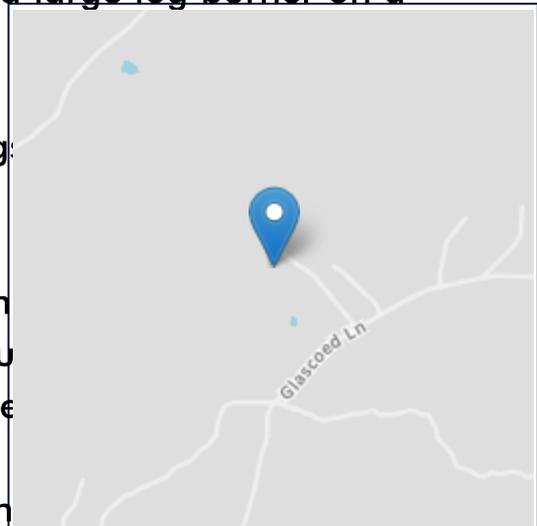
Sat in an elevated position with views across the main gardens to the countryside beyond, the farm house is accessed by a long drive.



curves and rises behind the inglenook fireplace, housing a large log burner on a flagstone hearth.

To one corner of the lounge is a part open study with flagstone floor and exposed beams.

Steps lead down into the dining room from the hall which



units, the kitchen includes a Neff

An external scullery accessed via the rear courtyard, houses space for a washing machine and tumble dryer.

Upstairs an initial landing with low level window gives access to the main ensuite bedroom, family shower room and a further landing.

Steps down from the dining room into the master bedroom with ensuite shower room.

An extensive range of bespoke built in storage spans three walls.

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition can be given. The floor plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with h2g2h ©2023

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The fully tiled family shower room includes a large walk-in shower with rainfall shower, vanity sink unit, low level w.c and two heated towel rails.

A door leads to an inner landing providing access to two further bedrooms, both with built in storage.

Outside the main gardens run parallel to the driveway. Gently sloping lawns interspersed with mature trees and an ornamental pond continue to a wildlife and flower garden with double gate to the drive. Two sheds, both with power and one with water supply, sit to one side. The other side of the drive features an additional parking area, fruit cage and green house.

Purchasers should note the driveway belongs to the property with a shared right of access granted to the neighbour. Both properties contribute 50/50 towards maintenance.

Services: mains electric and water supply, private drainage and oil heating.

Council tax: Band F

Services:

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Council Tax Band:

F