



# 1 HOPE COTTAGES

CHURCH LANE | GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RP



# l Hope Cottages

A spacious two bedroom terraced cottage with a south facing garden to the rear. The cottage is located on the edge of the popular village of Govilon, within the Brecon Beacons (Bannau Brycheiniog) National Park.

- Two bedroom terraced cottage
- Spacious sitting room
- South facing rear garden
- Located in the popular village of Govilon
- No onward chain



## STEP INSIDE

The accommodation briefly comprises: Entrance porch which leads through to a spacious sitting room with feature electric fireplace and stairs to the first floor. The kitchen is fitted with a range of base and wall cupboards with white splashback tiles and has a large open storage cupboard. Adjacent to the kitchen is a WC and useful utility room with door leading out to the rear garden.

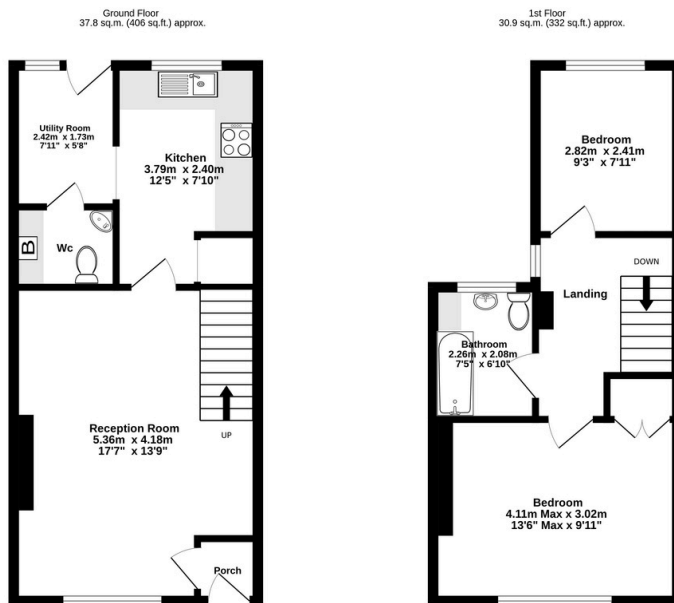
To the first floor are two bedrooms, one with a built in wardrobe and the other with views over the surrounding countryside. A family bathroom completes the accommodation.





## STEP OUTSIDE

The garden is south facing with a lawned area and a paved patio adjoining the house at the rear. There is on street parking to the front.



TOTAL FLOOR AREA: 68.6 sq.m. (739 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.

Made with Metreave ©2020

## LOCATION

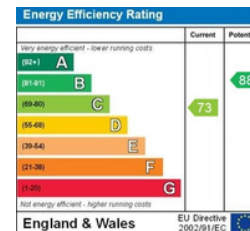
Govilon is located within the Brecon Beacons (Bannau Brycheiniog) National Park and has the benefit of a village shop and two public houses. The Brecon and Monmouth canal runs through the village in addition to cycle paths and footpaths. The village lies at the foot of the Bloreng Mountain and offers opportunities to enjoy outdoor pursuits including canalside walks, cycling and horse riding in the surrounding countryside. A wider range of amenities including banks, doctors, dentists, library, shops, supermarkets, general hospital, leisure centre, theatre and cinema are available in Abergavenny which is some 2 miles away. Abergavenny has a mainline railway station and a bus station serving local and national routes and the road network (A465 and A40) offers access to Cardiff, Merthyr, Hereford and the motorway network (M4, M5 and M50) via the A40/A449 to Bristol, London and the Midlands.

## AGENTS NOTES

We have been advised that there is a pedestrian access path to the rear of the property via 3 Hope Cottages side gate and path.

Adjacent property, Hope House is being redeveloped and includes a planning application for a mixed use and leisure development in the field / valley to the rear of Hope House. Planning Ref 25/23655/FUL – Awaiting Decision.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



## ASKING PRICE

Guide Price £199,950

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

C. To view the full EPC please visit the GOV website.

## SERVICES

We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## TITLE

The house is registered under Title Number CYM647904 – a copy of which is available from Parrys.

## DIRECTIONS

From Abergavenny at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 1.2 miles. Upon entering the village of Govilon, carry on until you reach the community hall on your right and take the turning just after on the left hand side to Church lane. Proceed up this hill and the property can be found on your left hand side. If you reach the church on your right hand side then you have gone too far.





PRINTED ON SUSTAINABLE PAPER  
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | [abergavenny@parrys.com](mailto:abergavenny@parrys.com)

**P** parrys  
Ahead of the curve