






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 6  5  3

Crown Inn Greenhill Road, Sebastopol Pontypool

offers in excess of £550,000

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## About the property

Set in the heart of Sebastopol, Pontypool, this exceptional six-bedroom property offers a rare opportunity to own a substantial family home with an established café/wine bar, perfect for those seeking a lifestyle change, home business or multi-generational living.

Beautifully presented throughout, the home boasts an impressive range of versatile living spaces, including a stunning open-plan lounge, dining area and contemporary kitchen with breakfast bar, alongside a charming cottage-style kitchen overlooking the garden. Multiple reception rooms provide endless flexibility for family life, entertaining or working from home.

Upstairs are six generous double bedrooms, five benefiting from en-suite facilities, with the principal suites also offering dressing areas and walk-in storage. A spacious family bathroom and a delightful sun terrace complete the first floor.

Outside, the property enjoys private gardens wrapping around the home, ideal for relaxing, entertaining and family enjoyment, together with driveway parking.

The adjoining café/wine bar is finished to an excellent standard with customer seating, a commercial kitchen and cloakroom facilities. It offers fantastic income potential or could be adapted for additional living space, subject to the necessary planning permissions.

This is a truly one-of-a-kind property combining generous family living with exciting business potential.

## Accommodation

### Location

Ideally positioned in the popular village of Sebastopol, the property enjoys excellent access to a wide range of everyday amenities, including doctors' surgeries, a pharmacy, convenience stores, hairdressers and the nearby park, all within easy walking distance. The area is also served by highly regarded local primary and secondary schools, making it particularly appealing to families.

Superb transport connections include the A4042, providing swift access to Cwmbran, Newport, Cardiff and the M4 motorway, making it an ideal location for commuters while remaining close to the beautiful Monmouthshire & Brecon Canal and the surrounding South Wales countryside.

### Summary

An exceptional six-bedroom residence offering an outstanding blend of luxury family living and lifestyle opportunity, complete with an established café/wine bar and spacious versatile accommodation. Finished to an impressive standard throughout, the property combines elegant reception spaces, contemporary kitchens and six generous double bedrooms, creating a home perfectly suited to modern family life, multi-generational living or those wishing to run a business from home.

Enjoying a convenient yet well-connected position in Sebastopol, Pontypool, the property is just moments from the picturesque Monmouthshire & Brecon Canal, offering scenic walks, cycling routes and an idyllic waterside setting. Excellent road links provide easy access to Newport, Cardiff and the M4, while the surrounding countryside and nearby market towns offer the very best of South Wales living.

A truly unique home where exceptional space, lifestyle and business potential come together in one remarkable property.





**Hallway**

**Utility Room**

**Wc**

**Kitchen/Living Room**

30' x 28' 2" ( 9.14m x 8.59m )

**Gym/Reception Room**

21' 9" x 13' 5" ( 6.63m x 4.09m )

**Games Room**

19' 2" x 16' 1" ( 5.84m x 4.90m )

**Lounge**

15' 8" x 14' 7" ( 4.78m x 4.45m )

**Hallway**

**2nd Kitchen**

15' 7" x 10' 6" ( 4.75m x 3.20m )

**Hall**

**Cafe/Reception Room**

39' 5" max x 23' 9" max ( 12.01m max x 7.24m max )

**Utility Room**

**Wc**



**First Floor Landing**

**Bedroom One**

17' 1" x 11' 6" ( 5.21m x 3.51m )

**Ensuite**

**Bedroom Two**

17' 5" x 13' 4" ( 5.31m x 4.06m )

**Ensuite**

**Bedroom Three**

9' 7" x 7' 6" ( 2.92m x 2.29m )

**Ensuite**

**Bedroom Four**

16' 6" x 10' 9" ( 5.03m x 3.28m )

**Bedroom Five**

15' 1" x 12' 11" ( 4.60m x 3.94m )

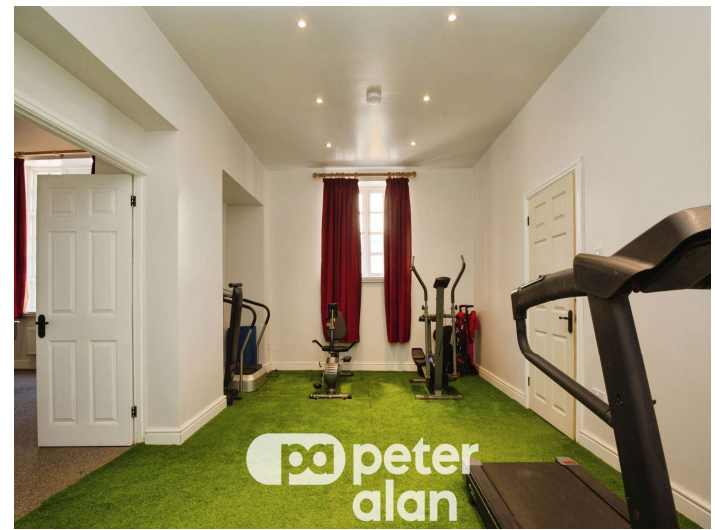
**Bedroom Six**

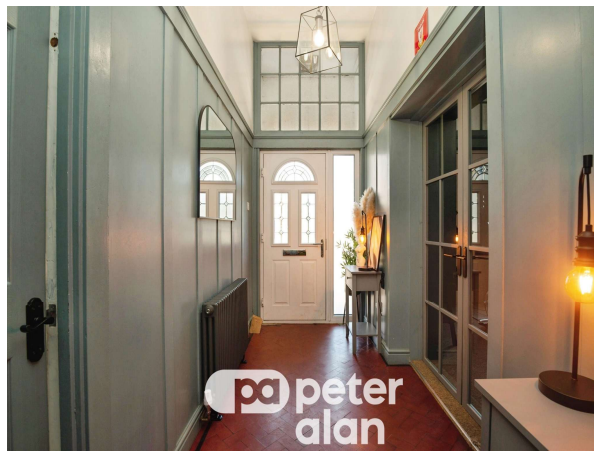
13' x 12' 11" ( 3.96m x 3.94m )

**Shower Room**

**Outside**







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Ground Floor



First Floor

Total floor area 369.1 m<sup>2</sup> (3,973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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