



Dingestow Village Stores

13 Queens Hill,
Dingestow, Monmouth, NP25 4BE

This is an opportunity to acquire a home and business premises in the heart of a thriving village. The village has an active village hall and a caravan park nearby along with loyal local customers and passing trade.

- Planning permission granted for a new shop with self contained flat above •
- Domestic kitchen with fireplace and woodburning stove • Commercial kitchen and catering area •
- Attractive front and rear gardens • Off-road parking •
- Delightful countryside view •



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This is a superb opportunity to acquire a three bedroom home and business premises in the heart of a thriving village. Planning permission has been granted to demolish the shop and replace with a new shop and self contained flat above should anyone wish to do so.

Location & Situation

Dingestow is a small village located 4 miles south-west of Monmouth and approximately the same distance north-east of Raglan in rural Monmouthshire. The village benefits from a village hall, The Bridge Caravan Park and Camping Site and St Dingat's Church. The nearest public house is the Somerset Arms located just outside of the village towards Mitchel Troy.

Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School and Children's Day Nursery

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.

Approximate distances from 13 Queens Hill and Dingestow Village Stores

- Raglan 4.1 miles
- Monmouth 4.8 miles
- Abergavenny 13.6 miles
- Chepstow 16.1 miles
- Cardiff 34.5 miles
- Bristol 42.7 miles
- London 149.4 miles

- Cardiff Airport 47.2 miles
- Bristol Airport 47.6 miles
- Birmingham Airport 81.3 miles

- Abergavenny Train Station 12.6 miles
- Chepstow Train Station 16.1 miles
- Bristol Parkway Train Station 38.0 miles
- Gloucester Train Station 19.7 miles



13 Queens Hill and Dingestow Village Stores

Step inside 13 Queens Hill, into the entrance hall and through to the kitchen and dining room. The kitchen has a range of painted base and wall units. A stainless steel sink sits under a large window looking out towards the rear garden. There is space for a cooker and fridge freezer.

The main feature in the room is a beautiful fireplace with woodburning stove and slate hearth. There is a space for a dining table where countryside views can be appreciated through a large front aspect window.

Stairs lead up to the first floor landing. In the centre of the landing is a window overlooking the rear garden. There is a seat underneath the window. Doors open to an airing cupboard and a separate w.c.

The principle bedroom is currently being used as a sitting room as the former sitting room on the ground floor is currently being utilised as a commercial kitchen.

The principle bedroom / sitting room has a fitted wardrobe and a large window encapsulating wonderful views of the fields and countryside opposite the property.

The second bedroom has a fitted wardrobe and dual aspect windows with a view of the front and side aspects. Bedroom 3 has a pleasant outlook over the rear garden.

The bathroom comprises of a P shaped bath, pedestal wash hand basin and a window to the rear.



Dingestow Village Stores

Step inside of Dingestow Village Stores with serving counter and wall shelving. The freestanding furniture is available by separate negotiation. There are three circular display stands that can be used as indoor tables. An arch leads to a nook currently used to display goods, this area has potential to be used as an indoor seating area. Behind the cold goods section is a store room.

The flat roof above this area was replaced in August 2020. To the rear of the main shop is a commercial kitchen, formerly the sitting room for the main house. There is a stainless steel sink and mixer tap with an adjoining stainless steel counter and a Blue Seal electric fan oven.

There is space for further freestanding furniture. The oil fired boiler is located in the cupboard under the stairs. From the commercial kitchen you can access a small office with a door to a rear porch. To the rear of the porch is a door to a w.c and wash hand basin.



Outside

To the front of the property is an off-road parking area, a patio and lawn currently used as a pretty outdoor seating area for the shop. There is a water feature and well-stocked flower borders. The Parish Notice Board and a post box are located directly outside of the entrance and the Village Hall is next door.

The rear garden is a triangular shape and has a patio and lawn. Both of the sheds have electricity. The oil tank is located in the rear garden.

Agents Notes

Planning permission has been granted to demolish the existing shop and replace with a new shop with self contained flat above. The planning permission is valid until 13th August 2025.

The benefits from the solar panels will be passed to the new owners.

Services

13 Queens Hill and Dingestow Village Stores benefits from having mains drainage, water, electricity and oil fired central heating.

Fixtures & Fittings

All fixtures and fittings at 13 Queens Hill and Dingestow Village Stores are excluded from the sale but may be available by separate negotiation.



Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

Council Tax Band: D

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Viewings

Strictly by appointment with Powells – 01600 714140.

Sale Method

The Property is offered for sale by Private Treaty.

Directions

From Monmouth proceed South on to the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40.

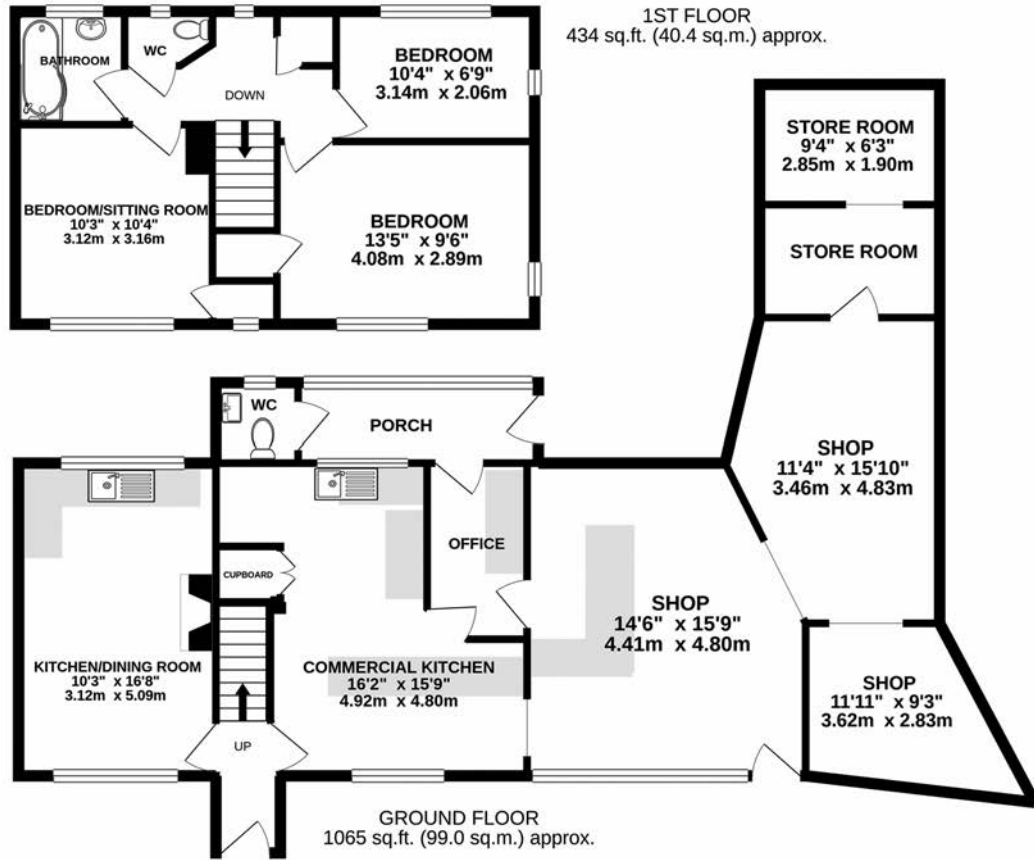
Continue along this road for approximately 1.5 miles passing The Somerset Arms on your left then take the next right turning to Dingestow. Follow this road into the village and the property can be found in the heart of the village on the left.



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Floorplan



EPC

Very energy efficient - lower running costs



Commercial EPC

More energy efficient



Singleton Court Business Park, Monmouth, NP25 5JA

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