



2 FORGE COTTAGES

FORGE ROAD | OSBASTON | MONMOUTH | MONMOUTHSHIRE

2 FORGE COTTAGES

FORGE ROAD | OSBASTON | MONMOUTH | MONMOUTHSHIRE

LOCATED IN THE HIGHLY PRESTIGIOUS VILLAGE OF OSBASTON, 2 FORGE COTTAGES IS A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME WHICH HAS BEEN CAREFULLY RENOVATED BY THE CURRENT VENDORS TO AN EXTREMELY HIGH STANDARD. BOASTING A TREMENDOUS AMOUNT OF CHARACTER AND CHARM THIS BEAUTIFUL COTTAGE WILL APPEAL TO MANY PURCHASERS.

- Beautiful mid terraced four bedroom family home •
- Stunning living area bursting with character and charm •
- Four bedrooms, family bathroom and open plan kitchen, dining and living room •
 - Family bathroom newly fitted to a high standard •
 - Lawned garden enclosed with fencing either side •
 - Off road parking area at the front of the property •
- Timber workshop / gym in the rear garden with patio area perfect for entertaining guests during the summer months •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES FROM 2 FORGE COTTAGES

Monmouth 1 mile • Raglan 8.2 miles • Ross-on-Wye 11.2 miles
Usk 13.6 miles • Chepstow 16.1 miles • Hereford 18.7 miles
Cardiff 37.3 miles • Bristol 47.1 miles • London 145 miles

Abergavenny Train Station 17.8 miles

Newport Train Station 26.3 miles • Bristol Parkway Station 53.3 miles
Bristol Airport 53.3 miles • Birmingham Airport 74.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

There are good connections to the main road network with the historic border town of Monmouth being just a mile away. Just a stones throw away from the property is Osbaston Church In Wales School. Monmouth also benefits from Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Nearby Raglan has excellent amenities, including a primary school, Tesco Express, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

2 Forge Cottages is nestled away on the outskirts of Osbaston on the banks of the River Monnow. Having been completely renovated and modernised this charming property offers versatile accommodation for any purchaser.

It is obvious upon entering the property, that there has been no expense spared. Step into the entrance hall, a perfect space for hanging coats and storing shoes. The front porch opens in to the living area, where an attractive brick built chimney breast is an extremely focal feature in this room. There is plentiful space for a vast amount of furniture.

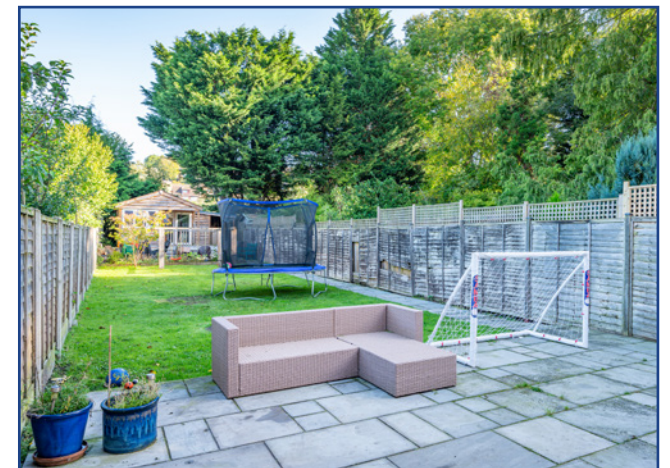
At the rear of the property is an open plan kitchen and diner. The kitchen was designed by Howdens and comprises of grey wall and base units and solid wood worktops. There is an integral dishwasher, oven and grill, induction hob with extractor fan and fridge freezer. The island in the kitchen enables more practical work space and extra storage.

There is also a downstairs cloakroom including a w.c and wash hand basin. Opposite this is a useful storage cupboard.

Upstairs, there are four bedrooms. All bedrooms have a pleasant view to either the front or rear aspects and are extremely bright and airy.

The family bathroom comprises of a white suite including bath, w.c, and wash hand basin with vanity unit. There is a walk-in shower with both waterfall feature and hand held shower.

We are advised the attic is a useable space which benefits from an electric supply.



OUTSIDE

2 Forge Cottages boasts a lawned rear garden bordered with fencing either side. There is plenty of space for entertaining guests and enjoying al-fresco dining during the summer evenings.

The garden features an excellent timber framed outbuilding which has been converted in to a gym and workshop.

KEY INFORMATION

Services: Mains electricity, mains water and mains gas. The property benefits from private drainage (septic tank).

Agents Note: The property flooded during the extreme floods of 2020.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the A40 roundabout in Monmouth take the exit signposted Monmouth, Light Vehicles Only. Continue past Monmouth Comprehensive School and turn right at the traffic lights. After a short distance turn left signposted Osbaston. Keep going and turn left onto Forge Road just before Osbaston Primary School. There will be a row of cottages on your right hand side, 2 Forge Cottages will be found on your right hand side.

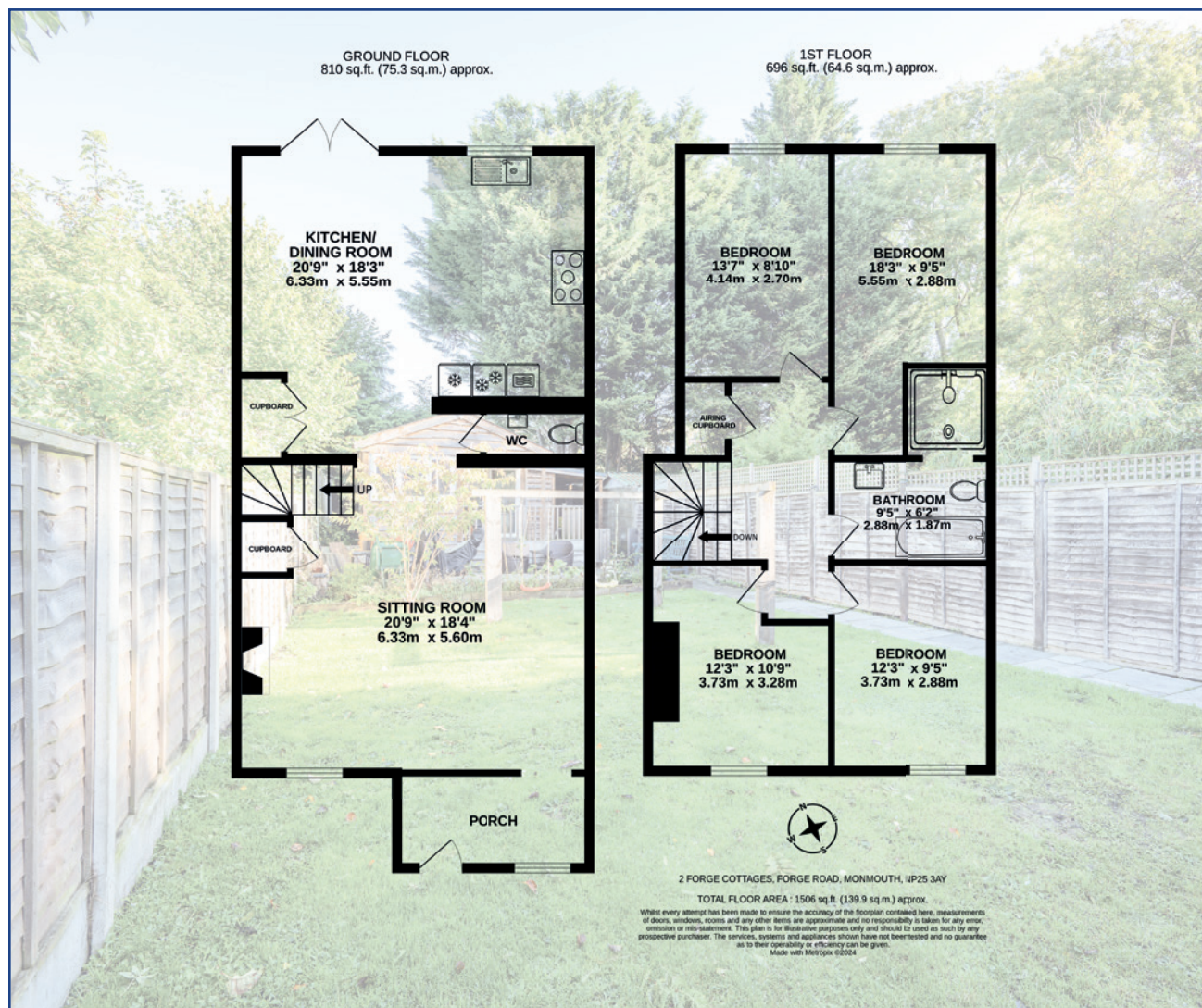
Postcode: NP25 3AY

WHAT 3 WORDS

 scales.empty.haystack

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2024.