



## LITTLE BOURNE

DINGESTOW | MONMOUTH





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A SUPERB OPPORTUNITY TO ACQUIRE A CHARMING, STAND-ALONE TWO / THREE BEDROOM DETACHED COTTAGE, REQUIRING SOME GENTLE MODERNISATION SURROUNDED BY NEIGHBOURING FIELDS. THE PROPERTY IS WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWN OF MONMOUTH AND THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Detached two / three bedroom cottage •
- Located within a short drive of Dingestow and Monmouth •
- Potential to extend existing property subject to any necessary planning consents •
  - Semi-rural location with delightful views over neighbouring farmland •
  - Requiring some gentle modernisation •
- Lawned gardens | Total plot measuring approximately a fifth of an acre •
  - Off-road parking •
- Spacious timber framed garage which includes mains water •

## DISTANCES FROM LITTLE BOURNE

Dingestow 1 mile • Raglan 3.6 miles • Monmouth 5.3 miles

Usk 10.1 miles • Abergavenny 13.1 miles • Newport 21.6 miles

Cardiff 32.5 miles • Bristol 42.3 miles • London 149 miles

Abergavenny Train Station 12.1 miles • Newport Train Station 21.3 miles

Bristol Parkway Station 37.4 miles • Cardiff Airport 47.6 miles

Bristol Airport 48.2 miles • Birmingham Airport 86.5 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

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 currently 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.

A short distance from the property, located on the same lane is Trefaldu Fishery and Campsite. Trefaldu is a working farm which offers coarse fishing on 4 different lakes and caravan and camping facilities.

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

There are good connections to the main road network with the historic border town of Monmouth being just over 5 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools and 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. 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

Little Bourne is believed to date back to approximately 1870. Step into the entrance porch and through to the entrance hall. A door opens into a reception room currently being used as a storage room. It has a window to the front aspect overlooking the front garden.

The sitting room has a pretty Victorian fireplace and a dual aspect outlook to the front and rear. Views across the neighbouring farmland can be enjoyed from here.

The kitchen forms part of the extension that was added on to the cottage many years ago. There are a range of white fitted units, a stainless-steel sink and space for a washing machine and cooker. A larder cupboard can also be found near the kitchen door.

Next to the kitchen is a spacious rear porch with a door leading to the rear garden.

There is a downstairs shower room, with w.c and wash hand basin.

Upstairs, there are two bedrooms and a family bathroom. Both bedrooms have fitted wardrobes and pleasant views at the front and rear over the neighbouring farmland. The family bathroom comprises of a white suite to include a bath, pedestal wash hand basin and w.c. There is a storage cupboard housing the hot water tank.





## OUTSIDE

Little Bourne is accessed via a pedestrian gate between an attractive, low level stone wall with bespoke, ornate metal railings. To the rear and side of the property is a lawned garden, enclosed by hedging. Envious views across the farmland can be appreciated from here. There is also a boiler room housing the boiler. At the bottom of the garden there are various plum and apple trees.

In addition to the house and gardens is a detached timber framed garage which has its own water and drainage. The garage is currently being used for storage but is very versatile. There is also a single garage which may require some attention. The property boasts off-road parking in front of the garaging. The total plot size approaches a fifth of an acre.

## KEY INFORMATION

**Services:** The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

**Fixtures and fittings:** Only those items specifically mentioned in these particulars will be included in the sale.

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644.

**Council Tax Band:** F

**Wayleaves, Easements and 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 these particulars.

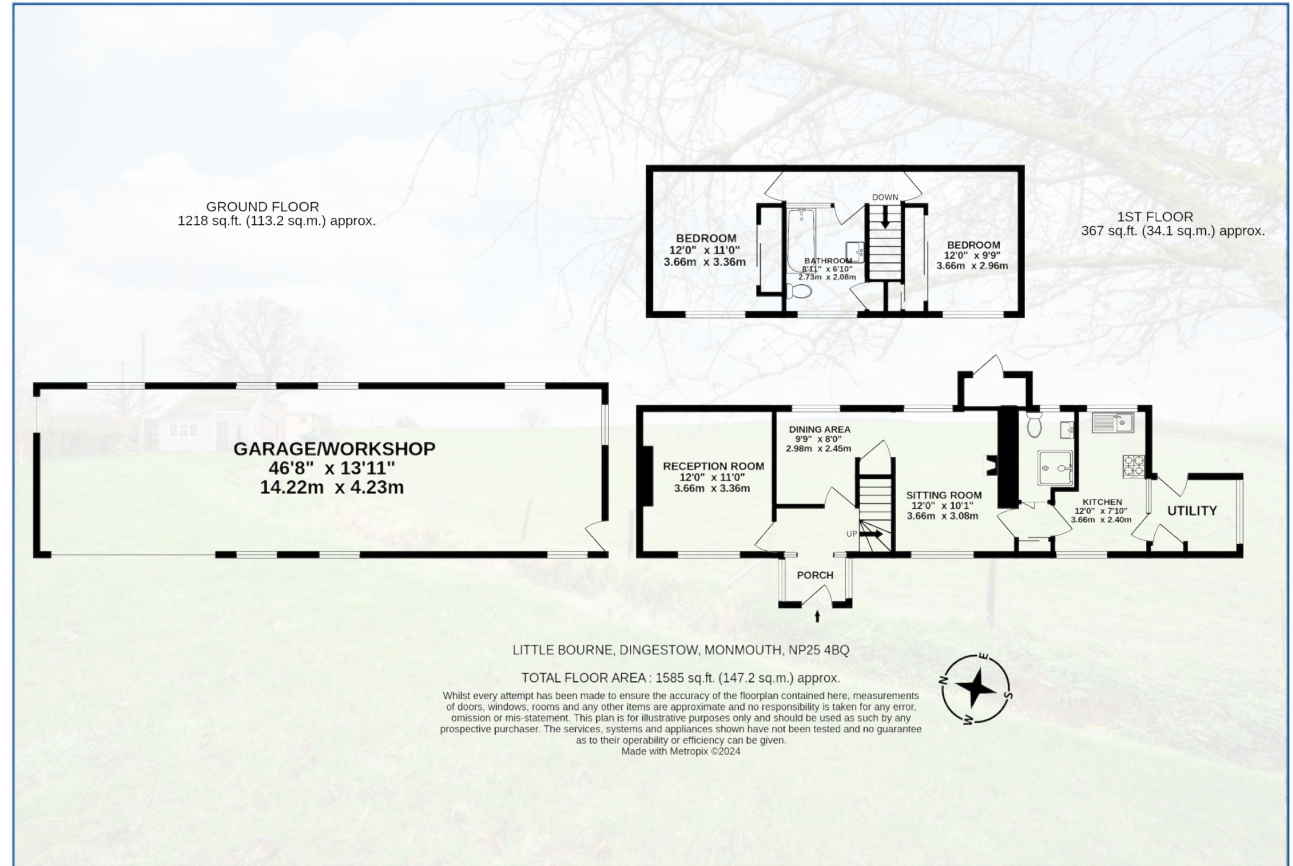
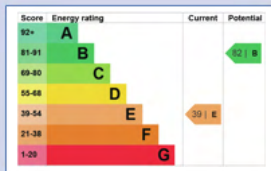
**Sale Method:** The property is offered for sale by Private Treaty.

**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 left turning signposted Penyclawdd. Proceed along this road, take the first left and the property will be found after a short distance on your left handside. Postcode: NP25 4BQ

**Viewings:** Strictly by appointment with Powells – 01600 714140



## ENERGY PERFORMANCE CERTIFICATE



**Powells Chartered Surveyors, Land and Estate Agents**  
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