



Ivy Cottage

The Hendre, Monmouth

Monmouthshire NP25 5SX

An immaculately presented three/four bedroom, detached, character cottage modernised to a high standard and offered with no onward chain.

- En-Suite to Master Bedroom • Planning permission granted for an annexe •
- Excellent accessible location • A short drive to local schools •
- Total plot approaching half an acre •



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Ivy Cottage is a pretty, detached country cottage having been modernised to a high standard. It would be hard not to fall in love with its pretty façade and the mix of both character and modern features inside.

The property sits on a total plot measuring approximately half an acre. It has a pleasant outlook to the rear towards woodland and the countryside beyond it.

Location & Situation

There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away. Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Cross Ash Primary School 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 and Brecon Beacons National Park located to the north of Abergavenny. Ivy Cottage is in very close proximity to the prestigious Rolls of Monmouth Golf Course, not only offering golf membership but also amenities such as a bar and café, open to both members and non-members.

Approximate Distances

- Monmouth 4 miles
- Abergavenny 12.1 miles
- Hereford 20.4 miles
- Chepstow 19.4 miles
- Cardiff 36.9 miles
- Bristol City Centre 35.7 miles
- Bath 48.5 miles
- Bristol Airport 49.6 miles
- Cardiff Airport 49.6 miles
- Birmingham Airport 81.2 miles
- Abergavenny Train Station 11.5 miles
- Bristol Parkway Station 31.4 miles



Ivy Cottage

A beautifully presented character cottage having undergone a facelift over recent years, the current owners have created a truly wonderful home.

The main entrance at the front of the property reveals a quaint porch. It is a practical space to store coats and shoes. The current owners always use the rear entrance that leads straight into the Kitchen/Breakfast room.

The Kitchen/Breakfast Room has a stable door that when open has a lovely view across the decked al fresco dining area overlooking woodland at the rear of the cottage. The Kitchen has fresh cream coloured units, a mix of both Granite and solid Oak worktops and natural stone style wall tiles. There are integral appliances to include a fridge and dishwasher and a Belfast sink in front of the window to the rear. There is space for a range style cooker to stand proudly in front of a feature exposed red brick wall. Breakfast can be eaten at the Breakfast Bar in front of a window with a view of the front garden. A wooden latch door reveals a utility cupboard big enough to house a washing machine and tumble dryer stack and the Worcester Oil Fired Boiler.

From the Kitchen a door leads through to the Lounge and Dining Room. A faux fireplace makes an attractive focal point in the Dining area and Oak flooring is used throughout this space.



A Multi Fuel Stove sits in a red brick fireplace. The main front door is not only practical but makes an attractive feature to the room.

Three windows in the Lounge/Diner allow for views to the front aspect and up the full length of the garden.

The main Bathroom is positioned conveniently on the ground floor. It has a white suite comprising of an elegant Ball and Claw bath, corner shower cubicle and a waterfall style shower over, close coupled w.c and pedestal wash hand basin. There is also a heated towel rail.

A galleried landing outside the Bathroom overlooks the Oak staircase and solid Oak side door with floor to ceiling windows either side.

Lower Ground Floor

At the bottom of the staircase the room opens out to a bright and airy space ideal for a Guest Bedroom, Study, Craft Room, Play Room or similar. An original door at the side of the room allows you to step into what would have been the original Basement. It has a radiator, so is warm and is currently utilised as a fantastic storage facility.



First Floor

The Oak staircase takes you up to the first floor. The staircase then splits in two directions. The right-hand side leads to bedrooms two and three. Bedroom two has a vaulted ceiling with exposed A frame and the window looks out to the front aspect. Bedroom three is a single bedroom having a vaulted ceiling and a recess currently used as a wardrobe.

The Master Bedroom is accessed via a wooden latch door found at the top of the left-hand staircase. Behind the door is a small landing with a window looking out over the woodland to the rear of the Cottage and a storage cupboard. Step into the main Bedroom, a delightful space with fitted wardrobes and 'secret' door into an En-Suite Bathroom. The En-Suite Bathroom comprises of a white suite, with bath, pedestal wash hand basin and W.C.

Outside

There is an attractive stone wall with a gated gravel driveway offering ample off-road parking. A recently constructed block and timber Garage/Workshop is located near the entrance. From the parking area is a pathway to the front door.



There is a pedestrian gate at the front of the property. Either side of the path leading to the front door is a lawn and an ornamental rockery. At the rear of the cottage is a decked entertaining area ideal for al fresco dining. It has a pleasant outlook towards the woodland behind the property.

At the side of the cottage is a patio that steps up to a second patio tier. It is an ideal spot for a hot tub or barbecue or similar?

The rest of the gardens are mainly laid to lawn. At the end of the plot is a fenced enclosure where the current owners used to keep chickens. A detached outbuilding is situated close to the rear boundary which is bordered by a stream.

The total plot measures just under half an acre.

Agents Notes

The cooker and cooker hood pictured in the Kitchen within the property details will not be staying at Ivy Cottage. The vendors will be replacing it with an alternative range style cooker and hood.

Planning permission has been granted for an annexe for dependant relatives to be built within the grounds. It is valid until October 2019. DC/2014/00649.

Services

Ivy Cottage benefits from oil fired central heating, mains water and private drainage.

Fixtures & Fittings

All fixtures and fittings in Ivy Cottage are excluded from the sale but may be available by separate negotiation.



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Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire Council.
Telephone: 01633 644644.

Ivy Cottage is classified as Band F for Council Tax.

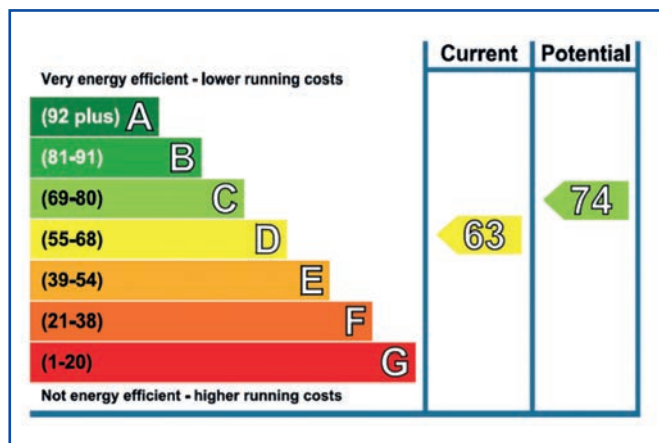
Wayleaves, Easements & Rights of Way

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 these particulars.

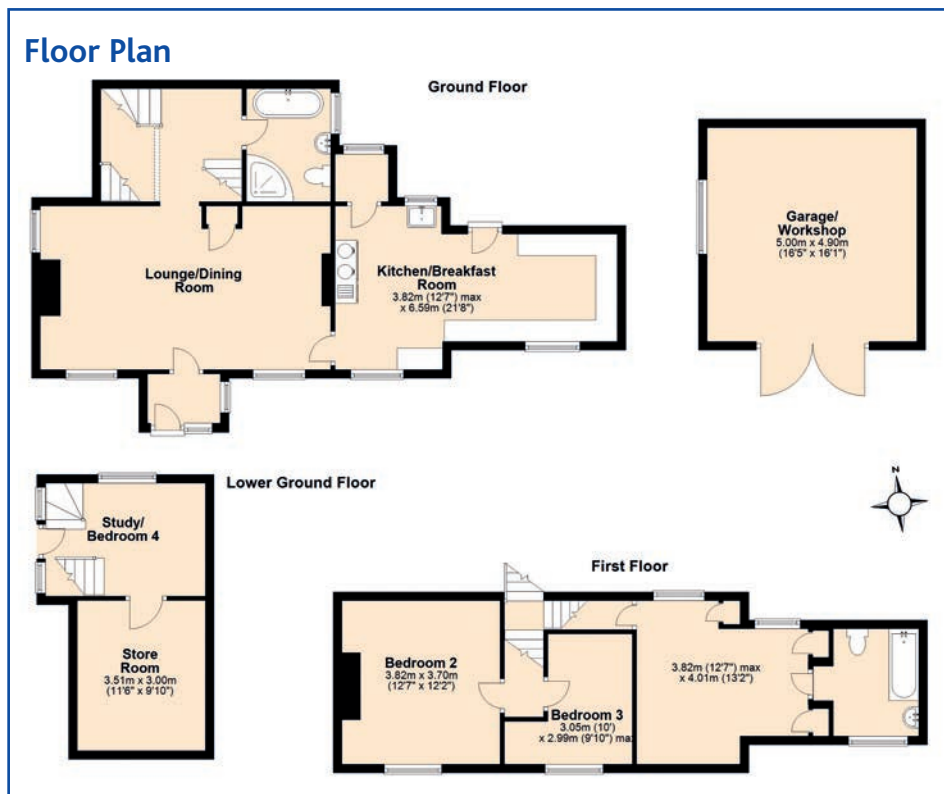
Sale Method

The property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

Energy Performance Certificate Rating



Floor Plan



Directions

From the Shell Garage at Monmouth take the first exit heading down Cinderhill Street towards Rockfield. Take the second exit at the mini roundabout after The Jewel Balti Indian restaurant at the end of Drybridge Street on to Rockfield Road. Continue to the next roundabout taking the second exit staying on the Rockfield Road. Continue along the B4233, go around the S bends and continue for approximately 1 mile, the property can be found on the left hand side via our for sale board.

Viewings

Viewings are strictly by appointment with the selling agent. Please contact Powells on 01600 714140.



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