



LITTLE BOURNE

DINGESTOW | MONMOUTH | MONMOUTHSHIRE



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LITTLE BOURNE IS A DELIGHTFUL CHARACTER COTTAGE IN NEED OF MODERNISATION, SITUATED IN A HIGHLY DESIRABLE LOCATION ON THE OUTSKIRTS OF DINGESTOW VILLAGE. THE PROPERTY HAS NO IMMEDIATE NEIGHBOURS AND IS JUST A SHORT DRIVE TO THE LOCAL AMENITIES DINGESTOW HAS TO OFFER. IT IS A RARE OPPORTUNITY AS THE PROPERTY HAS BEEN OCCUPIED BY THE SAME FAMILY FOR JUST UNDER 100 YEARS AND IS COMING TO THE MARKET WITH NO ONWARD CHAIN.

- Attractive two bedroom cottage in need of modernisation •
- Potential to extend existing property subject to any necessary planning consents •
- Sitting room, dining area and further reception room known as 'The Den' •
- Pretty lawned gardens measuring approximately a fifth of an acre •
 - Delightful views over neighbouring farmland •
 - Detached garage with off-road parking •

Dingestow 1 mile • Raglan 3.6 miles • Monmouth 4.7 miles •
Abergavenny 13.1 miles • Chepstow 15.4 miles • Cardiff 34.4 miles •
Bristol 42.3 miles • London 157.5 miles •
Cardiff Airport 47.6 miles • Bristol Airport 47.7 miles •
Birmingham Airport 83 miles • Abergavenny Train Station 12 miles •
Chepstow Train Station 15.4 miles • Bristol Parkway Station 39.8 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 benefits from a shop, 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 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.

There are good connections to the main road network with the historic border town of Monmouth being just over 4.7 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, 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. It has been occupied by the same family for just under 100 years. This a rare opportunity to acquire a quaint home in the Monmouthshire countryside.

Step into the entrance porch and through to the entrance hall. A door opens into a reception room known to the current owners as 'The Den'. 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. At the rear of the sitting room is a dining area.

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. Either side of the property are pretty gardens mainly laid to lawn, enclosed by hedging.

Stepping stones laid on the grass in the garden to the right of the property lead you to a further garden and redundant pig cott. Either side of the lawn are established borders and a variety of shrubs and bushes.

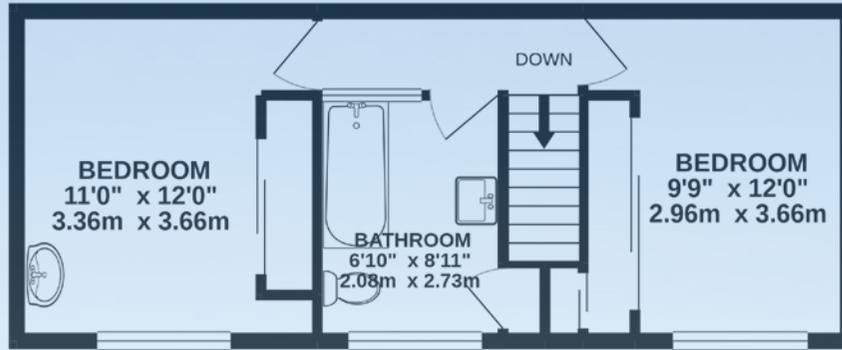
To the rear of the house is a patio where al-fresco dining could be enjoyed during the summer months. Enviably views across the farmland can be appreciated from here. There is also a boiler room housing the boiler and a large timber shed.

In addition to the house and gardens is a detached single garage with an off-road parking area to the front for several vehicles. The total plot size approaches a fifth of an acre.



FLOORPLAN

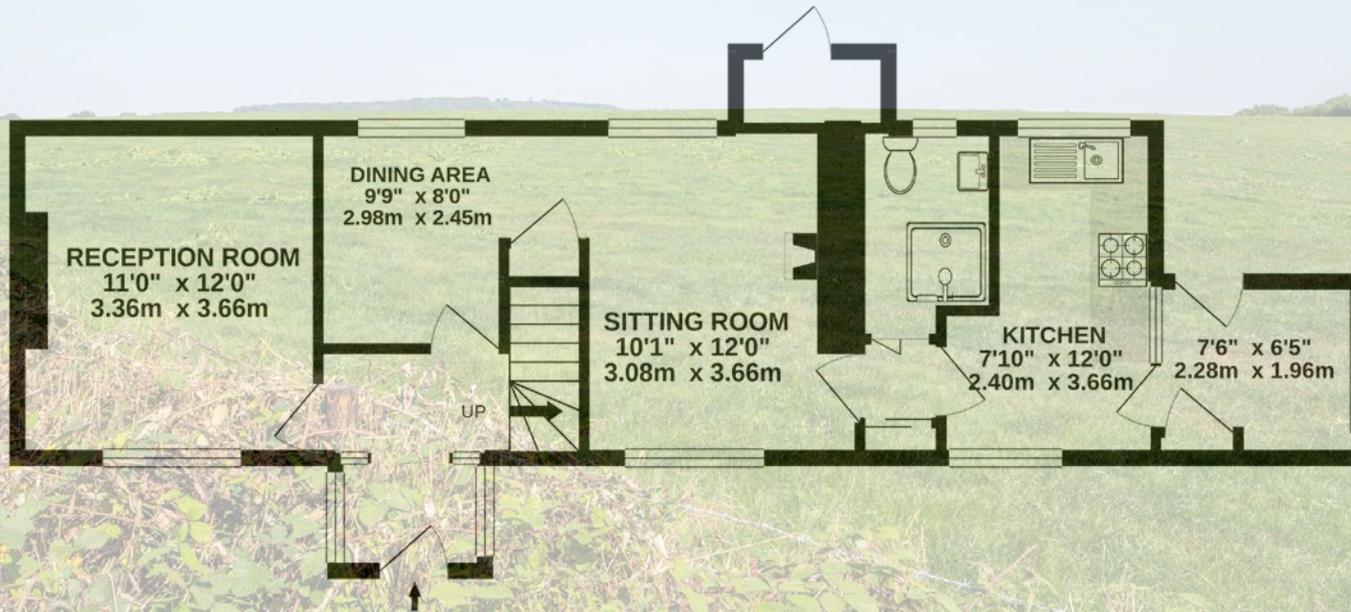
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

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.

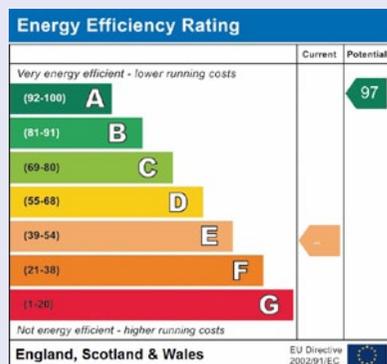
Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

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



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140

Monmouth

NP25 5JA

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk

IMPORTANT NOTICE

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Particulars prepared September 2021.