



ROCK COTTAGE

MONMOUTH ROAD | TRELLECH | MONMOUTHSHIRE



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ROCK COTTAGE IS A SUBSTANTIAL 5 BEDROOM DETACHED FAMILY HOME ON THE EDGE OF THE VILLAGE OF TRELLECH. IT IS A VERSATILE PROPERTY OFFERING A MAGNIFICENT MODERN KITCHEN AND SEVERAL RECEPTION ROOMS INCLUDING A SITTING ROOM, HOME OFFICE, DINING AREA AND GROUND FLOOR BEDROOM / RECEPTION ROOM. IN EXCESS OF 4 ACRES OF LAND SURROUND THE PROPERTY ALONG WITH A TENNIS COURT, STONE GARAGE AND STORE AND A ONE ROOM 'ANNEXE'.

- Five bedrooms, plus a dressing room and one en-suite shower room •
 - Potential for dual family living accommodation •
 - Ground floor bedroom with en-suite potential •
- Glorious, bright and airy kitchen with vaulted ceiling and floor to ceiling glazing •
 - Home office overlooking the garden •
- Principal bedroom with en-suite shower room and walk in wardrobe •
- Large stone garage and store with potential to convert to a holiday let or annexe (STP) •
- The total plot measures approximately 4.5 acres including a tennis court •

Distances from Rock Cottage

Monmouth 4.4 miles • Chepstow 12.0 miles • Abergavenny 17.8 miles • Newport 25.7 miles • Bristol 28.6 miles • Cardiff 38.2 miles
London 135.3 miles • Bristol Airport 38.2 miles • Cardiff Airport 51.4 miles • Birmingham Airport 81.5 miles • Chepstow Train Station 14.0 miles • Abergavenny Train Station 16.8 miles • Newport Train Station 25.4 miles • Bristol Parkway Station 23.8 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

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harolds Stones, Cleddon Falls and Llandogo.

Monmouth, located just 4.4 miles away from Rock Cottage boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

An abundance of tourism and recreational activities exist within the Ross-on-Wye 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.

THE PROPERTY

Rock Cottage is situated just off the B4293 Monmouth Road at the edge of the village of Trellech. A long driveway leads up to the property that sits in a commanding position away from the road. This also allows for delightful views across the top of the trees on a clear day.

The main entrance is spacious and has wall panelling that came from an old chapel. The flooring came from a military drill hall in Plymouth Hove and continues throughout much of the ground floor.

To the left of the entrance hall is a reception room currently used as a ground floor bedroom, with dual aspect windows overlooking the land and garden. A cupboard houses a boiler servicing part of the property. This room could have a variety of uses to include a music room, playroom or snug.

Next to the ground floor bedroom is a cloakroom with a w.c and a wash hand basin. There is also space and plumbing for a washing machine. This room is large enough to be made into a ground floor shower room should anyone wish to do so.

Double doors open into a superb sitting room with the main feature in this room being a magnificent stone fireplace. There are two large windows and two sets of French doors opening out to the garden and tennis court. An attractive, bespoke storage cupboard is located next to the fireplace.





Internal glazed doors open out to reveal a formal dining area. This room also has a separate door providing access into the main entrance hall. Steps lead up to the kitchen.

The kitchen is the heart and soul of this home. It is a superb, light and airy room with a vaulted ceiling and an abundance of windows, allowing light to flood into this space and clear views of the garden. The kitchen comprises of a range of base and wall units with soft close drawers, an integral dishwasher and stainless steel sink with waste disposal unit. There is a family area with a woodburning stove and plenty of space for a large dining table. In the corner of the kitchen is a useful pantry and space for an American style fridge freezer.

A stable door from the kitchen provides access into a utility room. There is space for a washing machine and dryer and an external door opens out to the garden. The utility room houses the second domestic heating and hot water boiler.

At the rear of the kitchen a door opens into a reception room leading through to the oldest part of the property. This room is currently utilised as a home office. A stone fireplace can be found at one end of the room along with two windows and French doors to the front aspect.

Stairs from the dining area lead up to the first-floor galleried landing. Doors lead off to the first floor bedrooms.

The principal bedroom is bright and airy due to four windows across three aspects overlooking the gardens. This room benefits from having a walk-in wardrobe and a modern en-suite shower room.

Bedroom 2 has wall to wall fitted wardrobes and a lovely view over the tennis court and garden.

The third bedroom has a loft space above and a window overlooking the rear garden.

Bedroom 4 is currently accessed via what could be a 6th bedroom as there is potential to separate the two rooms if required. These two rooms together make a lovely bedroom and dressing room.

The family bathroom has a ball and claw bath, a separate shower cubicle, a vanity unit with dual wash hand basins and a high level w.c.

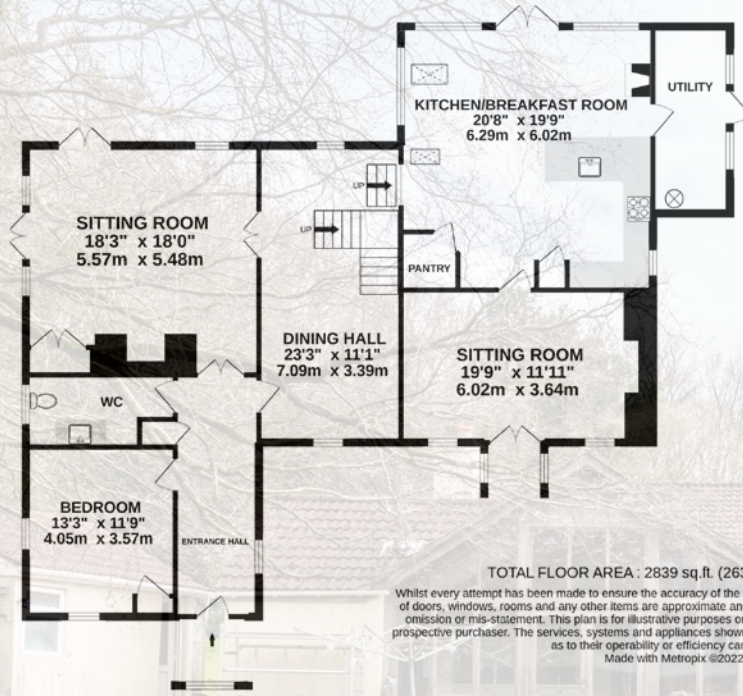
OUTSIDE

Rock Cottage is situated at the rear of its plot surrounded by approximately 4.5 acres of gardens and grounds to include a 1.7 acre field and half an acre of woodland. The boundaries are bordered by a natural historical wall to the rear and mature trees. This provides much privacy from the road and the distant neighbouring property.

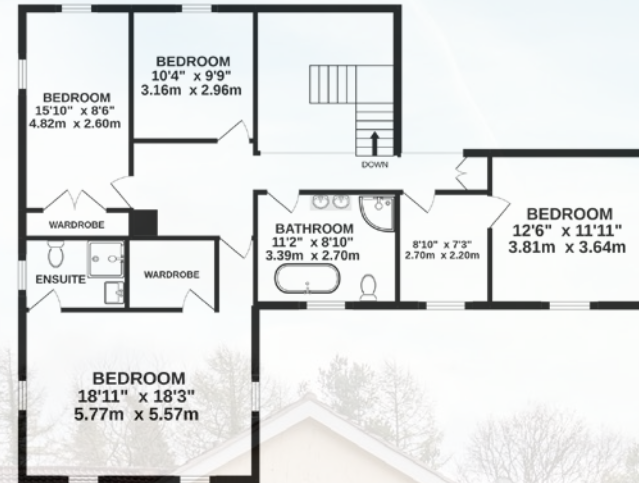


FLOORPLAN

GROUND FLOOR
1674 sq.ft. (155.5 sq.m.) approx.



1ST FLOOR
1165 sq.ft. (108.3 sq.m.) approx.

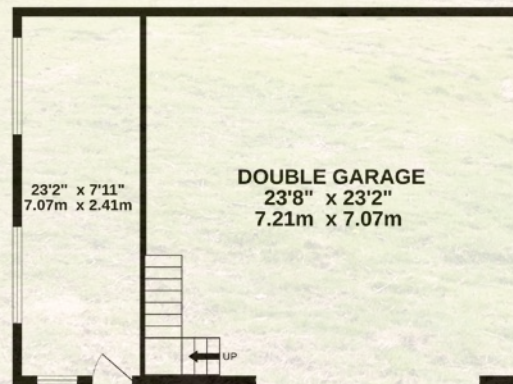
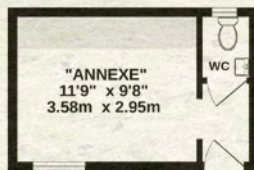


TOTAL FLOOR AREA : 2839 sq.ft. (263.7 sq.m.) approx.

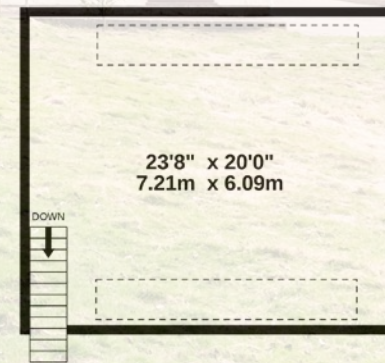
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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At the end of the long tarmac driveway is ample parking and a stone garage and store. The garage is part boarded on the first floor. It has potential to be converted into an annexe or holiday cottage subject to gaining any necessary planning consents.

To the side of the main house is an 'annexe' comprising of a single room and a separate w.c and wash hand basin. This has been used in the past by our vendors as an additional bedroom for their guests. To the rear of the garden is a pretty wooden chalet currently utilised as a shed.

The tennis court is located next to the house and can be viewed from the al fresco dining areas at the side and rear.

KEY INFORMATION

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

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: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. The property can be found on the left before you reach the Village.

Postcode: NP25 4AF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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