



ROSE COTTAGE

WELSH NEWTON COMMON | MONMOUTH | HEREFORDSHIRE

ROSE COTTAGE

WELSH NEWTON COMMON | MONMOUTH | HEREFORDSHIRE
NP25 5RR

ROSE COTTAGE IS AN ATTRACTIVE RURAL RETREAT LOCATED AT THE END OF A WOODLAND TRACK THAT SERVES ONE OTHER PROPERTY ALONG THE WAY AND OFFERS A GREAT DEAL OF PRIVACY. THE PROPERTY HAS BEEN EXTENDED BY THE CURRENT OWNERS AND IS NOW A DELIGHTFUL, WELL PROPORTIONED HOME THAT IS AWAY FROM MAIN ROADS, MAKING IT A SAFE HAVEN FOR CHILDREN AND ANIMALS.

- Pretty country cottage with 3 double bedrooms in a rural setting •
- Open plan kitchen and dining area with French doors to the garden •
- Sitting room with a woodburning stove and triple aspect views •
 - Double glazed throughout •
- Master en suite bedroom with vaulted ceiling and oak A frame •
- The total plot measures in excess of one acre including the paddocks •
 - Direct access to woodland walks •
 - Glorious lawn and gardens with far reaching views •
- Potential to build a garage within the grounds of Rose Cottage •

Whitchurch 4.0 miles • Monmouth 4.4 miles • Ross-On-Wye 8.0 miles • Hereford 15.7 miles • Chepstow 21.4 miles • Gloucester 26.2 miles • Cheltenham 33.6 miles • Bristol 50.7 miles • London 157.3 miles • Cardiff Airport 55.4 miles • Bristol Airport 55.5 miles • Birmingham Airport 74.7 miles • Hereford Train Station 16.1 miles • Chepstow Train Station 22.1 miles • Gloucester Train Station 26.2 miles • Bristol Parkway Station 45.9 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

Welsh Newton is a small village just 4.4 miles from Monmouth and is located just a short drive to the primary schools in Llangrove and Whitchurch.

Monmouth 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 Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Step into the entrance hall and follow the slate flooring through to a handy utility / boot room. There are rustic, bespoke units, space for a washing machine and freezer and plenty of space to hang coats and store shoes.

The sitting room has a beautiful fireplace with a wood burning stove sitting on a stone hearth. It is a bright and airy space with triple aspect views through windows and French doors overlooking the front, side and rear gardens. The views across the Herefordshire countryside are truly delightful.

Located in the original part of the cottage is the kitchen and dining area. The kitchen has a range of ivory units with granite worksurfaces that wrap around a central island. There are an array of individual storage solutions to include a plate rack, sliding wicker basket drawers and storage above the Rayburn. A modern oil fired Rayburn provides the heating, hot water and cooking and has an extractor fan above. A Belfast sink sits underneath the window overlooking the side garden. An integral dishwasher can be found conveniently close to the Belfast sink. There is space for a fridge freezer, a free standing dresser and a family sized table. Glazed French doors allow for a view of the garden from the dining table.

A wooden latch door from the kitchen opens to reveal the study that has views of the garden and a stable door allowing access to the side garden. Opposite the door to the kitchen is a handy pantry and a door to the ground floor shower room. It has a white suite that includes a w.c and wash hand basin. The double shower cubicle has a deluge shower, hand held shower and Mandarin Stone wall tiles.

A bespoke staircase in the entrance hall lead up to the first floor landing. There is clever storage under the stairs with space for a dog bed.





The master bedroom has a vaulted ceiling with an oak A frame and three windows allowing light to flood into the space. Far reaching views across the Herefordshire countryside and the Black Mountains can be appreciated from here. There are bespoke, fitted wardrobes and a wooden latch door opens to reveal the en-suite shower room. It has a white suite comprising of a corner shower cubicle with a deluge shower, w.c, Savoy wash hand basin with towel rail and a window to the front aspect.

Bedroom 2 is light and airy and has a view of the rear garden. There are fitted cupboards housing the hot water system with some storage above.

Bedroom 3 has a part vaulted ceiling and a view of the side garden through the window.

The family bathroom has a double shower cubicle with a deluge shower and stone tiles from Mandarin Stone. It also benefits from having a separate bath with shower attachment, a w.c, Savoy wash hand basin with towel rail and a Velux window.

OUTSIDE

Rose Cottage is located in an idyllic location at the end of a woodland track. Looking out from the front of the property there are views of the woodland but the views open out to the rear offering superb far reaching views of the Herefordshire countryside. The property is located close to several public footpaths that lead through ancient bluebell woodlands.

Opposite the front of the cottage is a small paddock measuring approximately 0.3 of an acre that includes a parking and turning area.

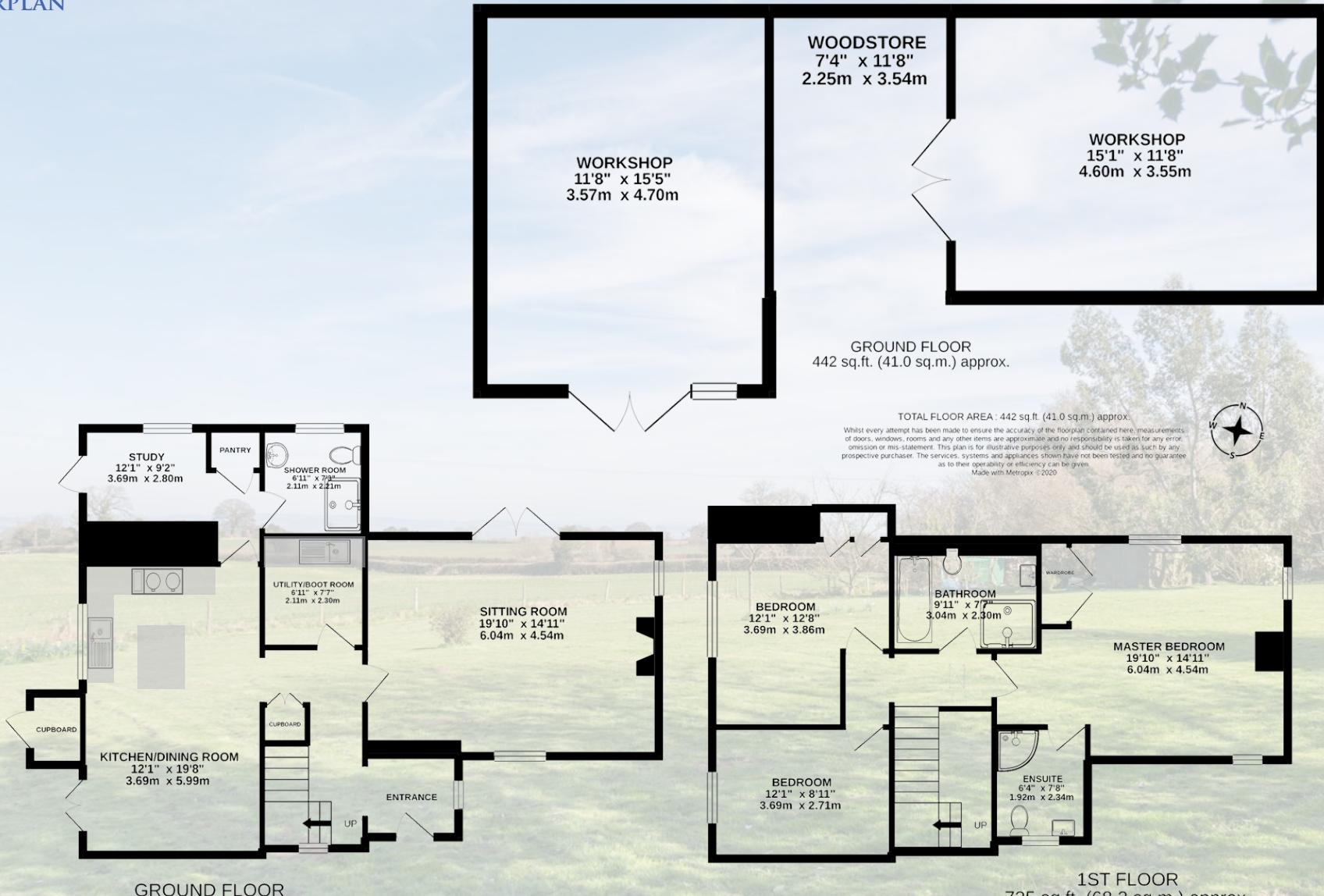
The property has a pretty picket fence at the front boundary with a pedestrian gate that opens to reveal steps leading to the front door. Either side of the steps are attractive flower beds, well stocked with a variety of plants, shrubs and bushes. A pathway runs around the perimeter of the property.

The side garden is fully enclosed and there is a gravel seating area. Planning permission was granted in 2011 at the same time as the house extension to build a garage in this area. A gate from the side garden opens into the rear garden and paddock. The larger paddock is currently open to the garden but could be enclosed for a pony or to keep animals. There is a patio for al fresco dining during the summer months and far reaching views can be appreciated from this spot across South Herefordshire and the Black Mountains. Fruiting trees such as apple and pear and raspberries and gooseberries can be found in the garden.

Tucked away in the corner of the garden are two timber workshops with power, lighting and solid floors. One of the workshops has been insulated. There is also a woodstore. They can also be accessed by a five bar gate at the front of the property.

The total plot size including the paddock amount to 1.1 acres.

FLOORPLAN



KEY INFORMATION

Agents Note: The small, detached paddock has an overage clause of 30%, in place for a period of 30 years from July 2011. Please call us if you require any further information regarding the overage clause.

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.

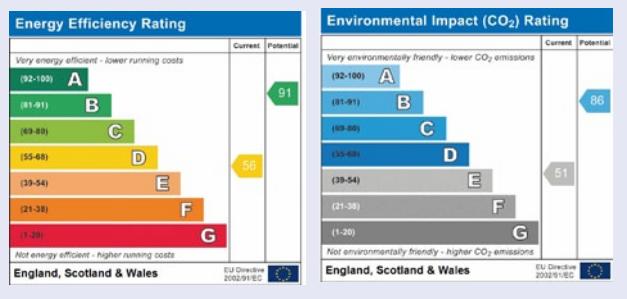
Council Tax Band: C

Local Authority: Herefordshire County Council. Telephone 01432 260000

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth Town centre proceed to the top of the High Street until reaching the traffic lights at the crossroads. Take the first left and continue up the Hereford Road. Passing The Royal Oak public house continue down the hill and drive through Buckholt Village. Upon reaching Welsh Newton take the right-hand turning just after the bus stop signposted Welsh Newton Common. Continue along this road until you reach another signpost to Welsh Newton Common. Take this right hand turning and continue along the country lane until you reach the red telephone box. Take the turning on the right past a property called Albany. At the top of the track take the right fork. At the bottom of the track keep right and you will see Rose Cottage on the left.

Postcode: NP25 5RR



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

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2020