



SHOBDON

WELSH NEWTON COMMON | MONMOUTH







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SHOBDON OFFERS A RARE OPPORTUNITY TO PUT YOUR OWN STAMP ON AN EQUINE PROPERTY IN NEED OF MODERNISATION. WITH APPROXIMATELY 6 ACRES OF LAND, STABLES, WORKSHOP, DOUBLE GARAGE AND THREE BAY STEEL PORTAL FRAMED OPEN SIDED BARN IT IS A SUPERB COUNTRY PROPERTY PACKAGE.

Fantastic location close to Monmouth and the stunning Wye Valley Area of outstanding Natural Beauty.

Private position surrounded by open countryside and common land.

In need of modernisation but offering much potential.

Spacious lounge with a feature fireplace and spiral staircase leading up to a study/playroom.

Master bedroom with en-suite shower room.

Outbuildings to include a double garage, workshop, open sided, three bay steel portal framed shed, stables.

The owners of Shobdon will benefit from having commoner's rights.

The total plot size measures in excess of 6 acres, comprising of approximately half an acre of gardens and grounds surrounding the property, a 1.8 acre field with enclosed pond, a 1.6 acre field, a 1 acre paddock and a separate field measuring in excess of an acre separated from the plot by a strip of common land.

Shobdon Residence: Entrance Hall | Lounge | Study/Playroom
| Dining Room | Sitting Room | Kitchen | Utility Room | W.C
| Master Bedroom with En-suite | Three further Bedrooms
| Family Bathroom

Monmouth 4.4 miles • Ross-On-Wye 10.3 miles • Hereford 15 miles
• Abergavenny 18.2 miles • Chepstow 20.6 miles • Bristol 37.4 miles
• Cardiff 42.8 miles • Bristol Airport 46.3 miles • Cardiff Airport 56 miles
• Birmingham Airport 76 miles • Lydney Train Station 18 miles
• Chepstow Train Station 20.8 miles
• Abergavenny Train Station 21.4 miles
(All distances are approximate)

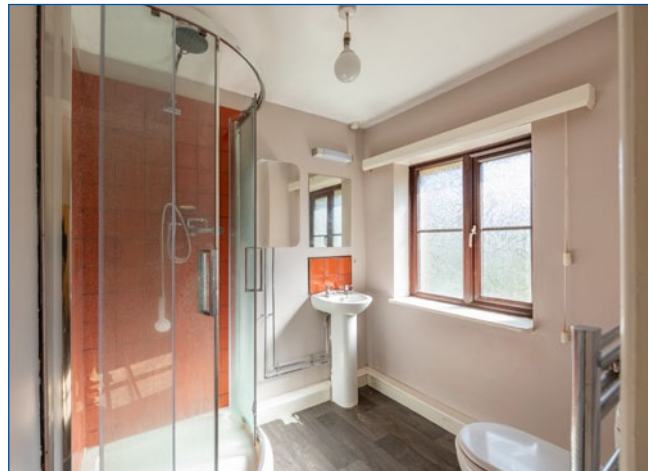
These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

Welsh Newton is a small village just 4.4 miles from Monmouth. 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. Just 20.6 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and Chepstow Racecourse. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries.

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

Shobdon was built in 1897 and has come to the market for the first time in over fifty years. It offers an excellent opportunity to acquire a family home, in need of modernisation but offering an abundance of potential. The property has a long sweeping driveway, accessed from a quiet country lane leading to the rear of the house.

The front of the property has an entrance porch and a door opening into the entrance hall. There are stairs to the first floor with a handy storage cupboard underneath. From the entrance hall various doors lead off. Enter a sitting room that has a red brick fireplace with a gas stove on a tiled hearth. It has feature ceiling beams and wall lighting. The kitchen has a range of base and wall units, an integral fridge and space for a cooker and white goods. The moulded sink and drainer are perfectly placed under the kitchen window allowing for a view looking up the length of the driveway and across to the stables. There is also a useful pantry within the kitchen. A porch from the kitchen provides access out to the off-road parking area, stables and garage. The utility room located next to the kitchen has a stainless-steel sink and drainer with storage cupboards underneath. There is a window with a view of the stables and a door out to the rear courtyard. A separate w.c is accessed from the utility room. The dining room links the entrance hall and the lounge. It has a fireplace with a gas stove on a tiled hearth and a pretty outlook to the front aspect. From the dining room a door opens into the lounge. The lounge is a bright and airy space with two large windows and French doors letting light flood into the room. It boasts a magnificent bespoke stone fireplace with a gas stove sitting proudly on the hearth. A spiral staircase winds up from the lounge to a study/playroom. The study/playroom has some restricted head height but is also a light room with two dormer windows overlooking the front aspect.

From the entrance hall stairs lead up to the first floor. The staircase splits in two at a half landing. One side leads up to the master bedroom, the other to the further three bedrooms and family bathroom. The master bedroom has dual aspect views and an ensuite shower room. The shower room comprises of a corner shower cubicle with waterfall shower, closed coupled w.c, pedestal wash hand basin and a heated towel rail. The second bedroom benefits from having fitted wardrobes and boasts arguably the best view of all the rooms in the property. From the window you can enjoy views across the fields towards The Skirrid, the stables and the surrounding countryside.



The two further bedrooms are accessed from the landing. The landing has an airing cupboard and walk-in storage cupboard. The family bathroom and separate w.c complete the first floor. The bathroom has a coloured suite comprising of a bath, separate shower and heated towel rail.

OUTSIDE

Shobdon is situated in a stunning rural location and accessed via a long, sweeping driveway dividing its land on either side. The driveway leads down to the rear of the main house to an off-road parking area for many vehicles and a variety of outbuildings. The outbuildings include a double garage with an up and over door, windows to let in light, a side access door, and a pedestrian door to the rear leading into an enormous workshop. The workshop has several windows, a door to the side providing access to the rear of the stables and double doors to the rear. There is a step up to the double doors at the rear of the workshop. Four stables and a tack room are attached to the garage forming an L shape, they have doors to the front and rear. The tack room houses the air source heat pump. An open sided, 3 bay steel barn is located behind the stables. The outbuildings are conveniently located close to the main house allowing the owners to have a clear view of the stables from the comfort of home. There is access for vehicles to both the front and rear of the outbuildings.

The property has in total, in excess of 6 acres of land. The land comprises of gardens and grounds surrounding the main house measuring in excess of half an acre. A 1 acre field and a 1.8 acre field with enclosed pond are located either side of the driveway. At the end of the 1.8 acre field are gates opening into a field measuring approximately 1.6 acres. There is also a separate paddock measuring in excess of 1 acre separated from the main plot by a strip of common land. Shobdon benefits from having commoner rights over the 15 acres of common land to the front of the property. With love and care, Shobdon could be returned to its former glory and become a thriving equestrian country property and family home.

FLOORPLAN

GROUND FLOOR 95.56 sq. m.
(1028.55 sq. ft.)

1ST FLOOR 86.84 sq. m.
(934.78 sq. ft.)



TOTAL FLOOR AREA: 182.40 sq. m. (1963.33 sq. ft.) approx.

Each floor plan is intended to be read in conjunction with the location of the floor plan indicated here. Measurements of doors, windows, rooms and fittings are approximate and should not be relied upon for any legal or contractual purposes. The plan is for illustrative purposes only and should not be used as a basis for any legal or contractual purposes. The site is shown as a guide only and should not be used as a basis for any legal or contractual purposes. The site is shown as a guide only and should not be used as a basis for any legal or contractual purposes. The site is shown as a guide only and should not be used as a basis for any legal or contractual purposes.

KEY INFORMATION

Services: Shobdon benefits from mains water, mains electricity, air source heat pump and private drainage.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public 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: County Council Band F

Local Authority: Herefordshire 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 see the entrance to Shobdon on the right-hand side.

Postcode: NP25 5RR.

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

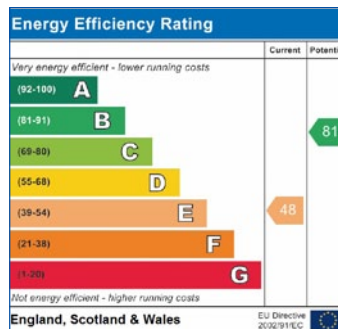
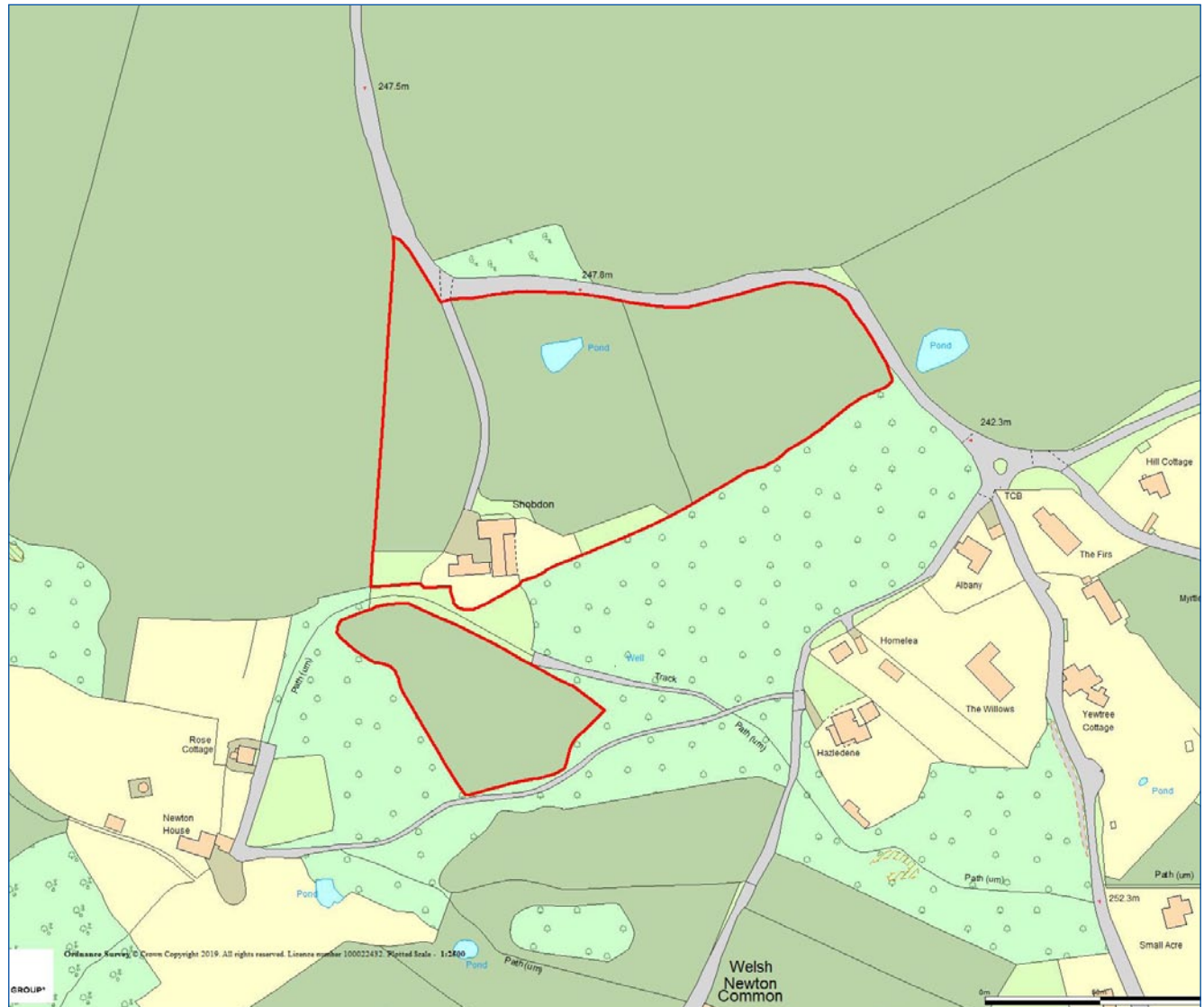
Monmouth

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IMPORTANT NOTICE

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