



ST ANNES COTTAGE

GROSMONT | ABERGAVENNY



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ST ANNES COTTAGE IS A BEAUTIFULLY PRESENTED, 3 BEDROOM DETACHED COTTAGE SITUATED IN A SEMI-RURAL LOCATION JUST 2 MILES FROM THE VILLAGE OF GROSMONT. THE PROPERTY HAS A FANTASTIC KITCHEN WITH CENTRAL ISLAND, 2 RECEPTION ROOMS AND A PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM. THE GARDENS SURROUNDING THE PROPERTY ARE WELL-MANICURED AND WONDERFUL VIEWS CAN BE APPRECIATED FROM THE LAWN.

- Country kitchen with central island •
- Sitting room with woodburning stove •
- Three bedrooms and a family bathroom •
- Principal bedroom with en-suite shower room and fitted wardrobes •
- The total plot size approaches a fifth of an acre and is on 2 levels •
 - Gated entrance, detached garage, and ample off-road parking •
 - Level lawn and steps down to a Mediterranean style courtyard •

Grosmont 2.9 miles • Ewyas Harold 4.8 miles • Abergavenny 8.3 miles • Monmouth 11.6 miles • Hereford 15.9 miles • Bristol 56.6 miles • London 163.3 miles • Bristol Airport 35.0 miles • Cardiff 39.7 miles • Cardiff Airport 52.9 miles • Bristol 62.0 miles • Birmingham Airport 84.3 miles • Abergavenny Train Station 9.8 miles • Hereford Train Station 16.4 miles • Bristol Parkway Station 51.9 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

St Annes Cottage is approximately 2.9 miles from the centre of the historic village of Grosmont with a shop/post office and public house. In the centre of the village is the Norman Castle and the Medieval Nave which hosts functions and events and regular community markets where you can purchase local food and produce. Approximately 3.5 miles away is the popular Bridge Inn at Kentchurch.

Grosmont is located not far from the main road network with the historic town and train station of Abergavenny being just over 8 miles away, Monmouth approximately 11 miles and Hereford approximately 15 miles. However, more locally there are excellent amenities in the village of Ewyas Harold just 3 miles distant where you can find a doctor's surgery, primary school, post office, butchers, dentist, two public houses, fish and chip shop, vets and petrol station. The well renowned primary schools in this area can be found in Cross Ash, Garway, Ewyas Harold, Wormbridge and Much Dewchurch and the secondary schools in Abergavenny, Monmouth and Hereford.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock 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

St Annes Cottage is as pretty as a picture on the outside and the inside does not disappoint. The cottage has been maintained to a high standard and is ready for new owners to move in, unpack and enjoy. Step inside, through a stable door into the bright entrance hall that has plenty of practical space for storing coats and shoes. A further stable door provides access into the sitting room.

The sitting room has a stone fireplace with a woodburning stove and Oak cabinets either side. Two windows overlook the front garden.

From the sitting room step through into a walkway with a glass roof, affectionately named by the current owners as 'The Bistro'. There is space for freestanding furniture and a bistro style table and chairs. The glass roof allows light to flood through into the dining room.





The dining room has a stone fireplace with a feature bread oven door to the side. There are two windows overlooking the front garden.

Stone steps lead down into the kitchen. The kitchen is extremely bright and airy due to a large Velux style window allowing light to pour in. Dominating the kitchen is a central island housing a stainless steel one and a half sink and a brand-new integral dishwasher. The main kitchen units with Granite worksurfaces house an integral undercounter fridge and freezer. The Rangemaster cooker will be included in the sale. Plenty of storage can be found within the island and within the base and wall cupboards. Opposite the island is a window seat with an attractive view of the corner garden and a further window overlooking the front aspect. A door opens out to the front garden.

A utility room / cloakroom can be found on the ground floor. There is a w.c, wash hand basin and space for a washing machine and dryer.

Two staircases lead up to the first floor. The principal bedroom is accessed from its own staircase making it feel very private. It has two double wardrobes and an en-suite shower room with corner shower, w.c and wash hand basin.

The second staircase leads up to the two further bedrooms and a bathroom. The second bedroom has space for a double bed and benefits from having a fitted wardrobe. Bedroom 3 is currently used as a single bedroom and study area. Both bedrooms have front aspect views.

The main bathroom has a white suite comprising of a bath, w.c and a wash hand basin.

OUTSIDE

Gates open onto a paved courtyard surrounded by established, colourful flower borders with a plethora of flowers and shrubs to include Old English Roses and a beautiful magnolia tree among many others. Wisteria and Clematis climb up the front of the property making it picture postcard perfect. The courtyard is bordered by a stone wall and Yew hedges making it a great spot for al fresco dining during the summer months. Underground, at the edge of the front courtyard is a septic tank and WPL Diamond purification system installed in 2017.

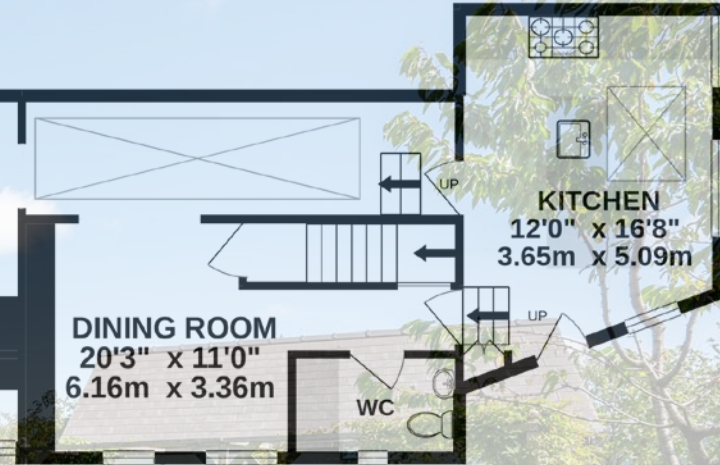
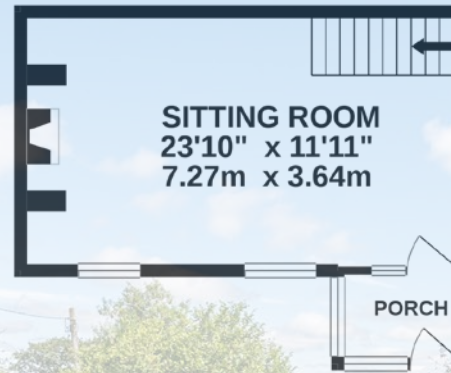
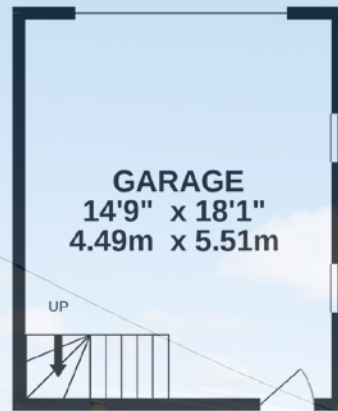
A gate encloses the rear of the property where there is a small strip used for storage.

Stone steps lead up to a level lawn with terraced flower beds bursting with colour either side. The lawn is on a higher level than the property allowing for far reaching views towards Grosmont village and the hills and countryside beyond, particularly from the barbecue and seating area. At the edge of the lawn is a pretty summer house and dovecote.

The main parking area offers off-road parking for several vehicles and leads to a double garage with electric roller door. It has power and lighting and steps up to a storage area above.

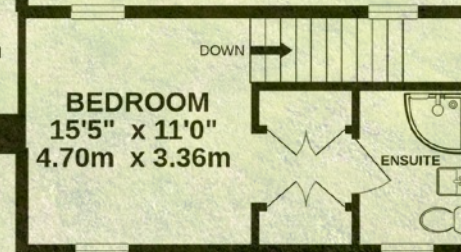
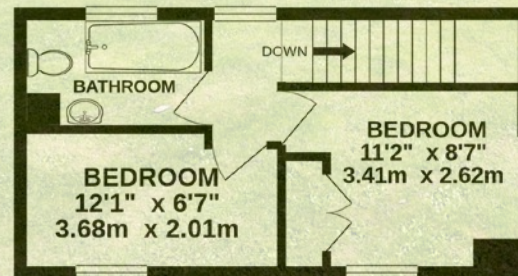
FLOORPLAN

GROUND FLOOR 1079 sq.ft. (100.3 sq.m.) approx.



PORCH

1ST FLOOR 768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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, LPG gas 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.

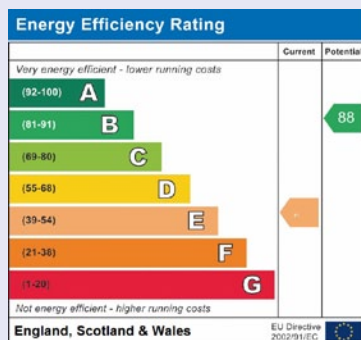
Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny take the A465 signposted to Hereford. Continue along this road until reaching the turning right to Grosmont. Stay on this road until you reach a turning right to Cross Ash. Take the turning and the parking area for St Annes Cottage will be immediately on your left.

Postcode: NP7 8HN



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