



THE CEDARS

CROSS ASH | ABERGAVENNY | MONMOUTHSHIRE



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THE CEDARS IS A BEAUTIFULLY PRESENTED, SINGLE-STOREY DETACHED PROPERTY OFFERING TWO WELL-PROPORTIONED BEDROOMS. RECENTLY RENOVATED TO AN EXCEPTIONAL STANDARD BY THE CURRENT OWNERS, THE HOME COMBINES MODERN COMFORTS WITH TIMELESS CHARM. SET WITHIN AN EXPANSIVE ONE ACRE PLOT, THE CEDARS PROVIDES A WONDERFUL SENSE OF SPACE AND SECLUSION, MAKING IT IDEAL FOR THOSE SEEKING PRIVACY IN A TRANQUIL, RURAL SETTING. SURROUNDED BY OPEN COUNTRYSIDE, THE PROPERTY OFFERS A PEACEFUL LIFESTYLE WHILE STILL BEING WITHIN EASY REACH OF LOCAL AMENITIES AND TRANSPORT LINKS.

- Detached single storey property •
 - Two double bedrooms •
- Well-proportioned accommodation throughout •
 - Beautifully renovated to a high standard •
 - Stunning rural private setting and position •
 - Generous sized plot measuring 1 acre •
 - Versatile mezzanine •
 - Detached studio plus store room •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
 - Offered with no onward chain •

DISTANCES FROM THE CEDARS

Skenfrith 4.8 miles • Abergavenny 8 miles • Monmouth 9.6 miles
Hereford 19.6 miles • Chepstow 30 miles • Cardiff 39.3 miles
Bristol 41.8 miles • London 145 miles

Abergavenny Train Station 8.4 miles • Bristol Parkway Station 36.9 miles

Bristol Airport 55.4 miles • Cardiff Airport 51.9 miles
Birmingham Airport 81.1 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

The Cedars is located approximately 1 mile from the sought after Cross Ash Primary School. Restaurant 1861 offering a fine dining experience is approximately 0.2 miles from the property. White Castle Vineyard is located nearby along with The Red Castle Tea Rooms.

Monmouth is approximately 10 miles away and boasts excellent schools including Haberdashers school Monmouth, and 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 and the breathtaking mountains and hills of the Brecon Beacons National Park located to the north of Abergavenny. Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 8 miles from the property. Abergavenny being just circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The Walnut Tree is also located on the outskirts of Abergavenny.

THE PROPERTY

The Cedars is an immaculately presented two-bedroom detached home that has been thoughtfully and tastefully renovated throughout to a high standard. Situated within a generous one acre plot, the property enjoys a high level of privacy and is perfectly positioned in a peaceful rural location, offering an ideal retreat from the hustle and bustle of everyday life.

As you step into the property, you are welcomed by a light and airy entrance hallway that provides access to all the main accommodation. The heart of the home is the stunning open-plan kitchen, dining, and sitting area which has been designed with both comfort and character in mind.

This impressive space features charming, exposed brickwork and a striking brick fireplace with a wood-burning stove, perfect for cosy evenings. The vaulted ceiling, with exposed timber beams and Velux skylights, adds a sense of openness while flooding the room with natural light. A floor-to-ceiling feature window enhances the sense of space and brings the outdoors in.

The kitchen is both stylish and functional, fitted with an attractive range of shaker-style base and wall units, complemented by a Belfast sink with mixer tap, integrated oven with induction hob, and a spacious breakfast bar area ideal for casual dining.

Off the main hallway, you'll find a practical and well appointed utility room with space and plumbing for white goods, offering excellent additional storage and functionality. From here, a door leads into the contemporary bathroom, which is fitted with a WC, wash hand basin, and a bath with shower over, all finished to a modern standard.

The principal bedroom is generously proportioned and features built-in wardrobes, direct access to the garden, and a versatile mezzanine level, ideal for use as a home office, reading nook or creative space. The second bedroom is also a spacious double, enjoying a broad window with views over the garden and the added convenience of fitted wardrobes, making it perfect for guests or family members.



OUTSIDE

Outside, The Cedars sits within a substantial plot of approximately one acre, offering a wonderful sense of space and privacy. The grounds feature a generous off-road parking area and a spacious patio, perfect for al fresco dining and entertaining. As you approach the property, you'll find a fenced paddock secured by a five-bar gate, offering a range of potential uses—ideal for those with animals, a gardening project, or simply as additional open space to enjoy.

Notably, The Cedars enjoys complete seclusion, with no direct neighbouring properties. Within the grounds, there is a detached studio currently used as a home gym, which could easily be adapted into a home office if required. Attached to the studio is a handy storeroom, complete with an electric roller door, providing excellent storage or workshop potential.

KEY INFORMATION

Services: Mains water, mains electricity, private drainage (septic tank) and oil fired central heating.

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: E

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth proceed west on Rockfield Road (B4233), pass over two roundabouts heading towards Rockfield Village. After approximately 1.2 miles (upon entering Rockfield village), take the right-hand fork at the red telephone box on to the B4347. After 3.9 miles turn left. Keep going for approximately 1.8 miles taking the left turning on to B4521. After approximately 1.6 miles and after passing Restaurant 1861 on your right and then Red Castle Nursery and Tearooms on the left the property can be found on the left-hand side.

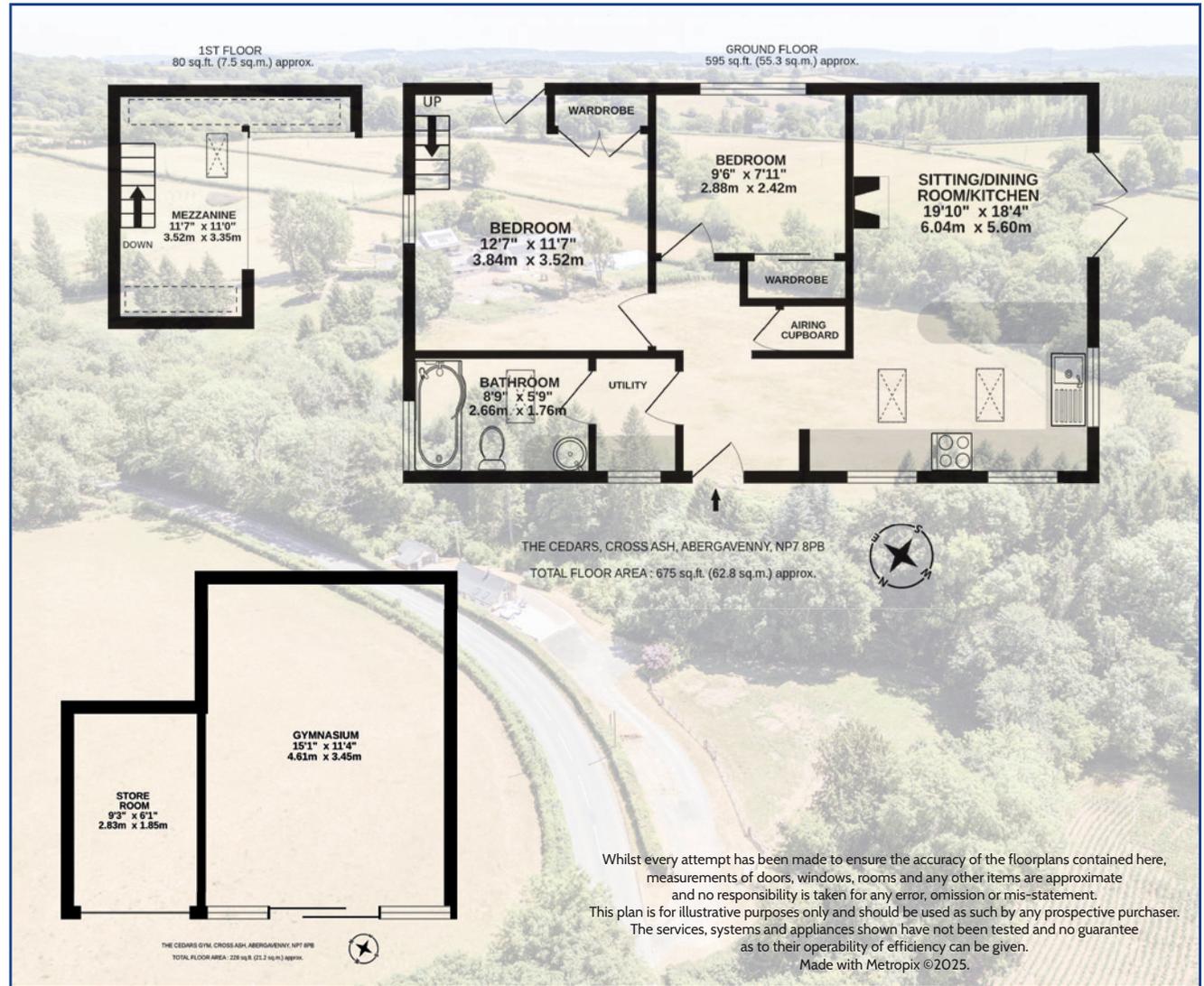
Postcode: NP7 8PB

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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