



The Cedars

Cross Ash, Abergavenny

Monmouthshire NP7 8PB

A fantastic opportunity to acquire an existing 2 bedroom detached bungalow for re-development, within a spacious rural plot of approximately 1 acre

- Single storey dwelling with character • In need of complete renovation •
- Potential for a replacement dwelling subject to any necessary planning consents •
- Beautiful rural private setting and position •



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The Cedars has been a well-loved home for many years. Built in approximately the 1930's this single storey dwelling has retained many of its original features.

Although this property could be renovated to create a wonderful permanent home or holiday home, there is potential to consider a replacement dwelling elsewhere on the plot.

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 and Nurseries.

Monmouth is approximately 10 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, 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.



Approximate Distances From The Cedars

• 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
• Bristol Airport	55.4 miles
• Cardiff Airport	51.9 miles
• Birmingham Airport	81.1 miles
• Abergavenny Train Station	8.4 miles
• Bristol Parkway Station	36.9 miles



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 breath taking mountains and hills of the Brecon Beacons National Park located to the north of Abergavenny.

Abergavenny is just 8 miles away offering both Primary and Secondary schools, supermarkets, Nevill Hall Hospital, Town Hall and indoor weekly market. Abergavenny is home to Wales' largest food festival. Abergavenny certainly has an abundance of fine dining experiences such as The Angel Hotel and The Hardwick restaurant.





The Cedars Residence

The Cedars is an individual, single-storey, two bedroom detached property. It has come to the market for the first time in over 40 years and it has been a much-loved family home for many decades.

The front door is at the side of the property and opens into a quaint hallway. The kitchen has an original sink and drainer with storage underneath and fitted shelving. There are three windows in the kitchen, one having delightful views over the picturesque gardens.

From the kitchen, step up into the sitting room. This room offers character features to include a woodburning stove, original floorboards, (which is a feature throughout the property), and original French doors opening on to an outdoor seating area. The patio is an ideal spot for Al fresco dining as it overlooks the gardens, woodland and countryside beyond it.

There are two bedrooms, the master bedroom has a woodburning stove and a door opening out to a veranda that overlooks the delightful, flowing stream. The second bedroom benefits from recess shelving, and has a pleasant view of the woodland at the rear of the property.

Outside, the total plot measures approximately 1 acre. There is an off-road parking area and several useful outbuildings. The gardens are mainly laid to lawn and are bordered by a stream. The Cedars has no direct neighbouring properties.

Sale Method

The Cedars is offered for sale by Private Treaty.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

Planning

The Cedars does not benefit from any existing planning permissions, but offers potential for a replacement dwelling subject to the necessary planning consents being achieved.

All planning enquiries should be directed to the Planning Department at Monmouthshire County Council.

Viewings

Strictly by appointment with Powells - 01600 714140.

Services

Mains Electricity and mains water are connected, Private Drainage to septic tank. All purchasers to make and rely upon their own enquiries in respect of services and utilities.

Local Authority

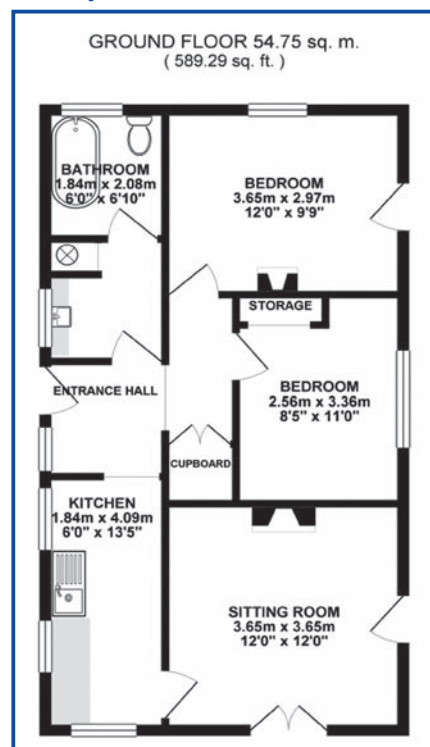
Monmouthshire County Council. Contact number: 01633 644644. Council Tax Band: E



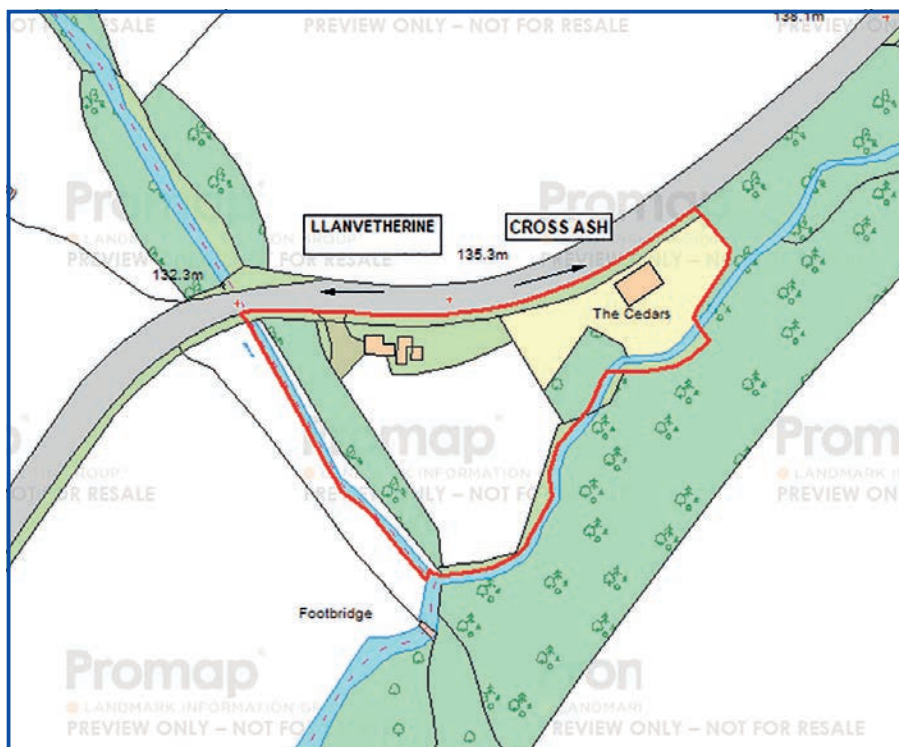
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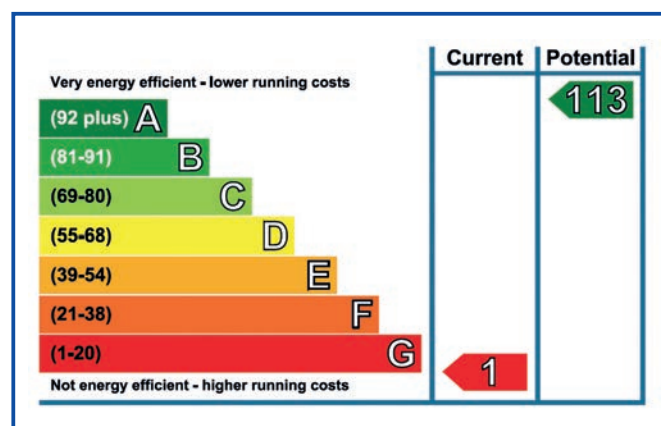
Floorplan



Sale Plan



EPC



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. A For Sale board will be in place.



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