



## THE STEPPES COTTAGE

WONASTOW | MONMOUTH | MONMOUTHSHIRE





# THE STEPPES COTTAGE

WONASTOW | MONMOUTH | NP25 4DL

A SUPERB OPPORTUNITY TO ACQUIRE A MUCH LOVED, STAND-ALONE THREE BEDROOM DETACHED COTTAGE. REQUIRING SOME GENTLE MODERNISATION. THE STEPPES COTTAGE IS SET WITHIN A 1 ACRE PLOT AND BOASTS SUPERB, FAR REACHING VIEWS ACROSS ITS OWN 3 ACRE FIELD. THE PROPERTY IS WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWN OF MONMOUTH AND THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Extended three bedroom detached cottage •
- Elevated position with excellent countryside views •
  - Open plan kitchen/dining area •
  - First floor dual aspect sitting room •
  - Requiring some gentle modernisation •
- A short drive of approximately 2 miles to Monmouth town centre •
  - Offered with no onward chain •

## DISTANCES FROM THE STEPPES COTTAGE

Monmouth 2 miles • Raglan 5 miles • Usk 10.4 miles • Abergavenny 13.7 miles  
Ross-on-Wye 13.8 miles • Chepstow 16.1 miles • Hereford 23.4 miles  
Gloucester 32.6 miles • Cardiff 33.4 miles • Cheltenham 39.1 miles  
Bristol 43.1 miles • London 150 miles  
Abergavenny Train Station 13.2 miles • Chepstow Train Station 16.2 miles  
Bristol Parkway Station 38.4 miles • Bristol Airport 47.8 miles  
Cardiff Airport 49.4 miles • Birmingham Airport 80.6 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 Steppes Cottage enjoys a unique, elevated position within Wonastow profiting from fantastic road links to the A40 and the nearby town of Monmouth.

The historic border town of Monmouth is just 2 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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

Originally believed to date back to the 18th century, The Steppes Cottage is a much loved, extended cottage sat within a 1 acre plot which profits from elevated views across its own separate 3 acre field.

Step inside and into the open plan kitchen/dining area which is a bright and airy space and enjoys a south facing aspect across parts of the lower, mature gardens and offers plentiful space for seating, dining and cooking. To the rear of the kitchen/dining room, there is a useful two storey pantry/store room which offers adequate space for general storage.

Stairs from the kitchen/dining room lead to the first floor where the remainder of the accommodation is situated. There are three bedrooms, a family bathroom and a generously sized, well proportioned sitting room.

To the front of the property forming the first floor of the original cottage there are two bedrooms and family bathroom. The rear first floor extension now incorporates an additional third bedroom and sitting room which has been thoughtfully configured within the extension to benefit from elevated, southerly facing views towards Mitchel Troy.

## OUTSIDE

The Steppes Cottage is set within a generously sized plot made up of formal gardens and a larger paddock area to the rear. There is an off-road parking area from which a pathway leads past the garage through the gardens to the front of the property. Here there is a southerly facing patio area which is a fantastic space for outdoor seating and unwinding.

In addition to the plot the property is set within, there is a separate 3 acre field positioned on the opposite side of the road and is accessed directly from the road through a gateway.





## KEY INFORMATION

**Services:** Mains electricity and water, LPG fired central heating and private drainage (septic tank)

**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.

**Tenure:** Freehold with vacant possession upon completion

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

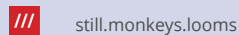
**Council Tax Band:** F

**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

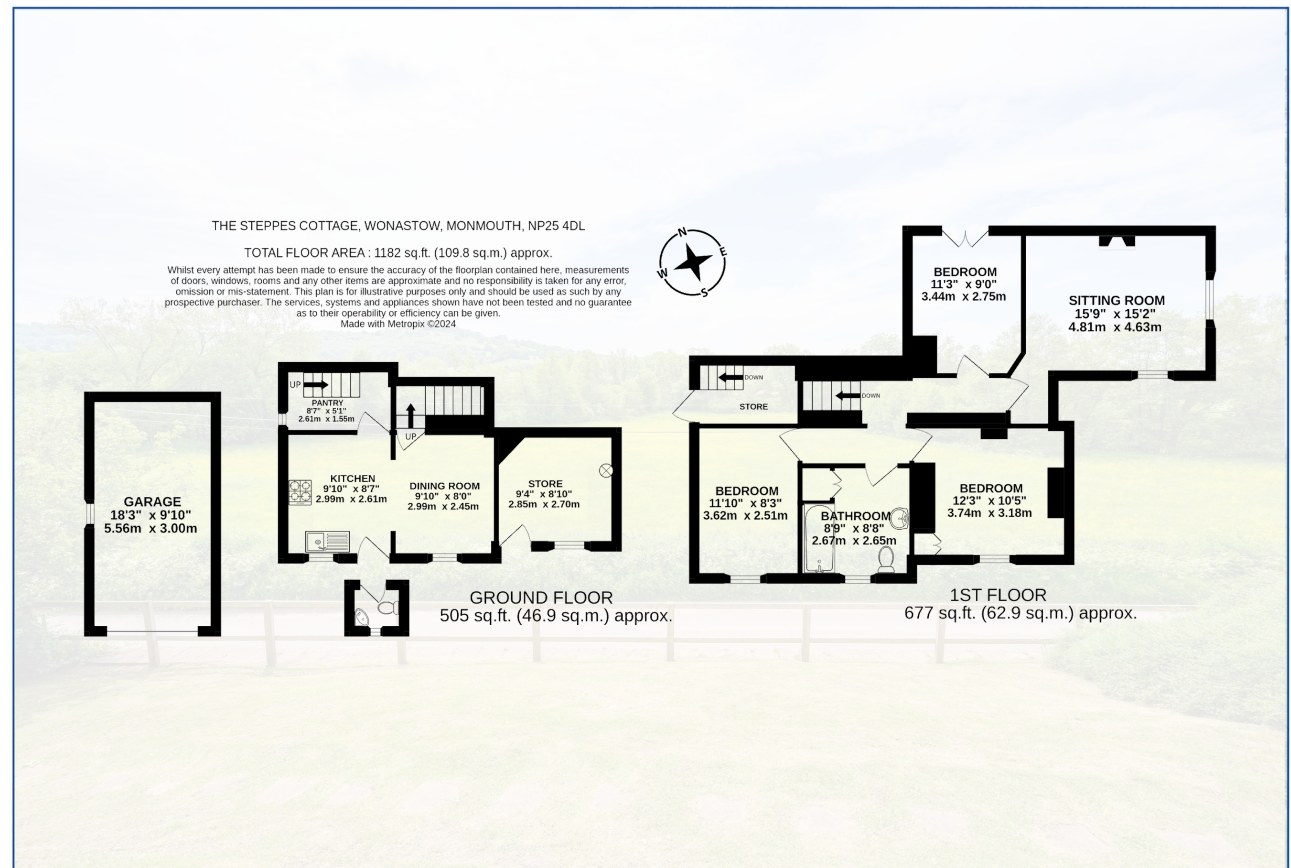
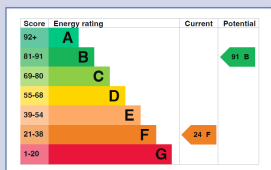
**Sale Method:** The property is offered for sale by Private Treaty.

**Directions:** From Monmouth proceed over the bridge and turn left towards the Shell Garage. At the mini roundabout take the 2nd exit signed posted Mitchel Troy. After passing the Premier Inn, take the right hand turning for the 'Link Road'. At the end of this road turn left. Keep going and take the next left onto Wonastow Road. The Steppes Cottage is the last property on the right just before reaching Jingle Street.

**Viewings:** Strictly by appointment with Powells - 01600 714140



## ENERGY PERFORMANCE CERTIFICATE



**Powells Chartered Surveyors, Land and Estate Agents**  
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