



2 ANCRE HILL COTTAGES

ANCRE HILL LANE | MONMOUTH | MONMOUTHSHIRE



2 ANCRE HILL COTTAGES

ANCRE HILL LANE | MONMOUTH | MONMOUTHSHIRE | NP25 5SS

A SUPERB OPPORTUNITY TO ACQUIRE AN EXTENDED, SECLUDED THREE BEDROOM COTTAGE ENJOYING VIEWS OVER MONMOUTHSHIRE COUNTRYSIDE AND NEIGHBOURING AWARD WINNING VINEYARD. 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 semi-detached cottage •
- Secluded rural location with excellent access to Monmouth •
- Kitchen benefitting from integrated appliances and dining area •
 - Generous lawned garden •
 - Ample off-road parking •
- Overlooking award winning neighbouring vineyard •
- Within walking distance of Monmouth town centre •
 - Offered with no onward chain •

DISTANCES FROM 2 ANCRE HILL COTTAGES

Monmouth 2.0 miles • Abergavenny 14.4 miles • Chepstow 18.1 miles

Hereford 22.6 miles • Bristol 34.1 miles

Cardiff 37.1 miles • Cheltenham 38.1 miles • London 133.0 miles

Abergavenny Train Station 14.2 miles • Chepstow Train Station 18.1 miles

Bristol Parkway Station 29.4 miles • Cardiff Airport 40.0 miles

Bristol Airport 45.8 miles • Birmingham Airport 79.2 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 property enjoys an excellent, rural position on Ancre Hill Lane located on the outskirts of the historic border town of Monmouth. Monmouth can be accessed via a short drive by car or a delightful walk across footpaths into the town centre. Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, and the recently rebuilt 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 Bannau Brycheiniog National Park (Brecon Beacons) is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

2 Ancre Hill Cottages is a property that is ready for the new owners to simply move in, unpack and enjoy with scope to add your own style and flair over a period of time.

Step inside the light and airy entrance hall benefitting from a cloakroom and useful storage cupboard. A door opens into the kitchen and dining area.

The kitchen comprises of a range of cream base and wall units and integrated appliances to include fridge, freezer, dishwasher, microwave and oven. The dining area is spacious enough to fit a family sized table and chairs. Access to the garden can be gained via French doors.

At the end of the kitchen is a utility room that has space for a washing and drying machine and acts as a handy boot room with an external door leading to the rear garden.

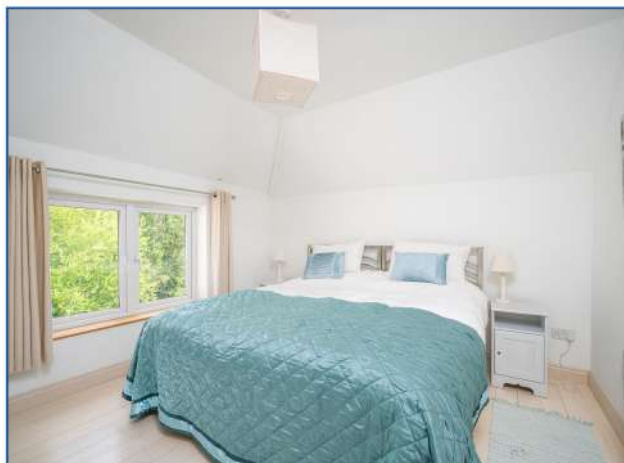
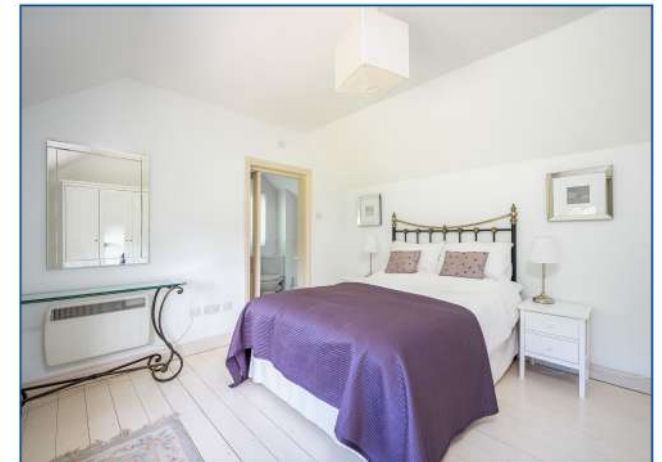
Double doors from the dining area open into the spacious sitting room. A feature fireplace makes an attractive focal point. Dual aspect windows allow light to flood in to the space.

A staircase from the entrance hall leads to the first floor landing, principal bedroom, two further bedrooms and a family bathroom.

The principal bedroom benefits from ensuite facilities to include shower, w.c and wash hand basin and overlooks the side aspect.

Bedroom 2 is a double room overlooking the rear aspect. Bedroom 3 is also a double bedroom and benefits from fitted wardrobes and a glorious view over Monmouthshire countryside to the front aspect.

The family bathroom comprises of a bath, corner shower unit, wash hand basin and w.c.



OUTSIDE

2 Ancre Hill Cottages sits in a fifth of an acre plot and boasts a generous sized lawn bordered by mature shrubs and trees.

The patio is an excellent size and wraps around the property making it a perfect place for al fresco dining during the warmer sunny months.

At the front of the property there is ample off-road parking available on the gravelled driveway and a low maintenance front garden.

A further off-road parking area can be found at the end of the garden.

KEY INFORMATION

Services: The property benefits from mains water, electricity and private drainage (sewage treatment plant).

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Monmouthshire County Council. Telephone 01633 644644

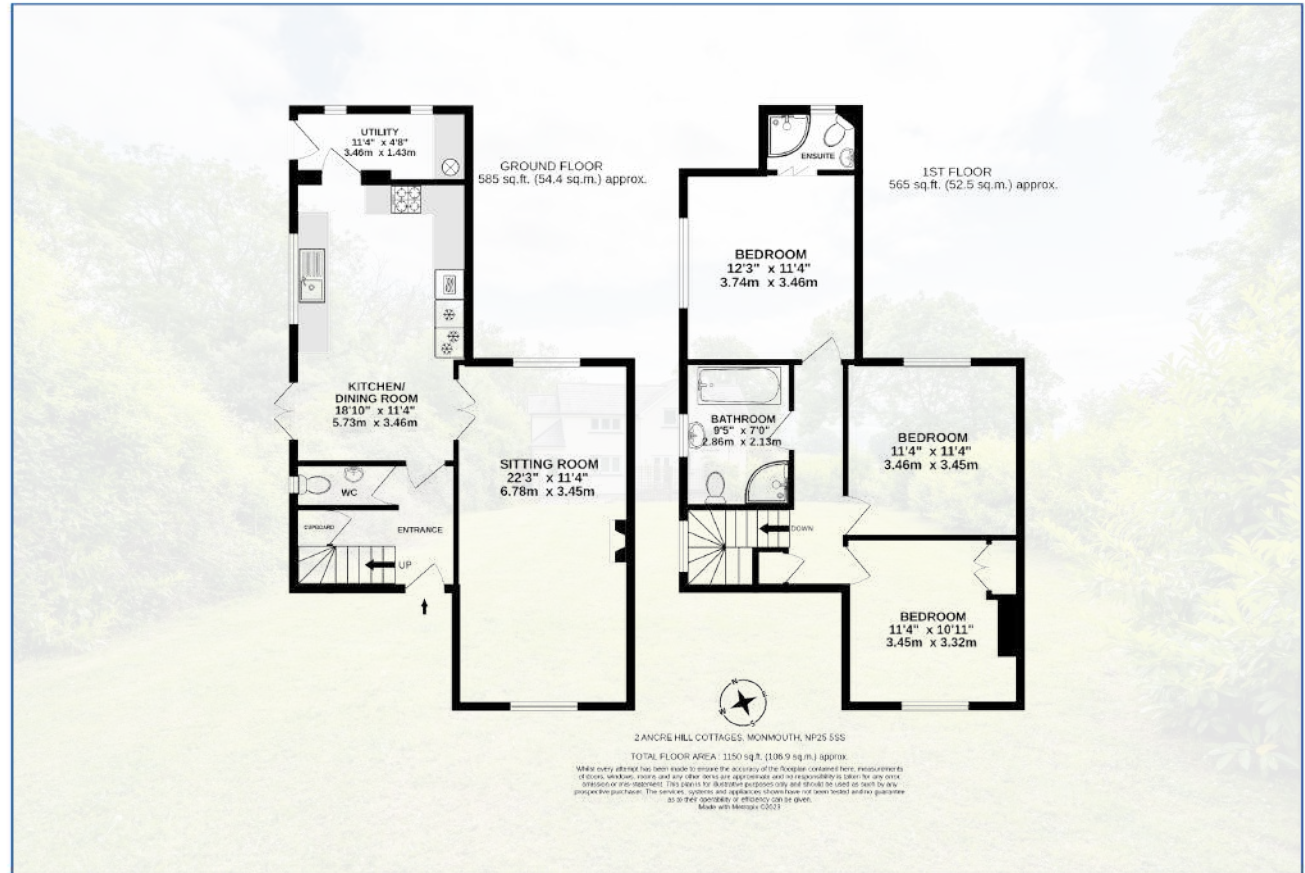
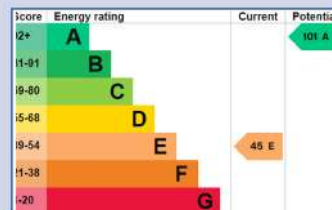
Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

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

Directions: From Monmouth head to the Monnow Bridge. Cross over the bridge and turn right at the traffic lights. Continue straight ahead taking the second exit at all three roundabouts staying on Rockfield Road. After the third roundabout continue on Rockfield Road and then take the first right onto Ancre Hill Lane. Continue up the lane and the property will be located on your left.

Viewings: Strictly by appointment with Powells – 01600 714140

 height.begun.given



Powells Chartered Surveyors, Land and Estate Agents
Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk

WWW.POWELLSRURAL.CO.UK

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared June 2023