



SELLARSBROOKE COTTAGE

GANAREW | MONMOUTH



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A SUPERB OPPORTUNITY TO ACQUIRE A CHARMING, STAND-ALONE THREE BEDROOM DETACHED COTTAGE, REQUIRING SOME UPDATING, SURROUNDED BY NEIGHBOURING FIELDS AND WOODLAND. 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.

- Detached three bedroom cottage •
- Secluded rural location •
- Open plan kitchen and dining area •
- Located within a short drive of Monmouth, Goodrich and Ross-on-Wye •
- Spacious driveway for numerous vehicles •
- Offered with no onward chain •

DISTANCES FROM SELLARSBROOKE COTTAGE

Monmouth 3.5 miles • Ross-on-Wye 10.0 miles • Hereford 17.9 miles
Abergavenny 20.2 miles • Gloucester 25.9 miles • Cheltenham 33.3 miles
Cardiff 38.7 miles • Bristol 48.5 miles • London 138.6 miles
Abergavenny Train Station 19.2 miles • Chepstow Train Station 19.5 miles
Bristol Parkway Station 44 miles • Bristol Airport 53.3 miles
Cardiff Airport 53.8 miles • Birmingham Airport 74.5 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 a unique position within Ganarew, a small village located between Monmouth and Ross-on-Wye. The Crown Public House is located in nearby Whitchurch. Primary schools can be found in Whitchurch and Goodrich. Whitchurch also has pubs, cafes, a local shop and a nearby caravan and campsite. The nearest bus stop to Sellarsbrooke Cottage can be found in Ganarew, approximately 300 yards away.

The historic border town of Monmouth is just 3.5 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock 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.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools, leisure activities and is approximately 8.1 miles from the tourist attractions located at the Royal Forest of Dean.

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, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Sellarsbrooke Cottage is a delightful property requiring some updating, allowing the new owner to add their own style and flair over a period of time. Step into the porch, located to the rear of the property, perfect for hanging coats and storing boots and shoes. A door leads into the kitchen.

The open plan kitchen and dining room is perfect for entertaining guests. The kitchen has attractive cream base units with laminate worktops. There is space for a dishwasher and further white goods. A window overlooks the garden and beyond through to beautiful woodland. From the kitchen, steps lead down into the dining area. The dining area has a bay window to the rear and French doors leading out to the garden. Opposite the dining area is a sitting room benefitting from a woodburning stove with tiled hearth.

In addition to the main sitting room is a small reception room accessed via the kitchen. This room could be used as a study, playroom, snug, the opportunities are endless. There are French doors to the garden and stairs from this area leading up to the first floor landing.

The landing is spacious enough to be used as an open study area. A door leads to the generously sized family bathroom that has a white suite comprising of a bath, w.c and wash hand basin. There are two further staircases, one leading to the principal bedroom and the other to bedrooms 2 and 3.



The principal bedroom is generous with two windows giving dual aspect views to the front and side. Bedroom 2 benefits from fitted wardrobes with sliding doors and dual aspect views to the front and side aspects. Bedroom 3 has a window overlooking the side aspect.

Completing the property is a cellar which can be accessed externally via some steps to the side of the property or internally via stairs from the kitchen.

OUTSIDE

Sellarsbrooke Cottage has ample off-road parking for numerous vehicles. Two wooden sheds can be found to the left of the parking area. A patio can be found to the side of the property, great for al-fresco dining and entertaining guests. A level lawn runs from the front to the rear of the property. There are no near neighbours to the property which allows Sellarsbrooke Cottage a wonderful outlook towards neighbouring fields and woodland. A nearby footpath outside of the garden and grounds allows easy access to countryside walks.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil 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.

Tenure: Freehold with vacant possession upon completion

Local Authority: Herefordshire County Council. Telephone 01432 260000

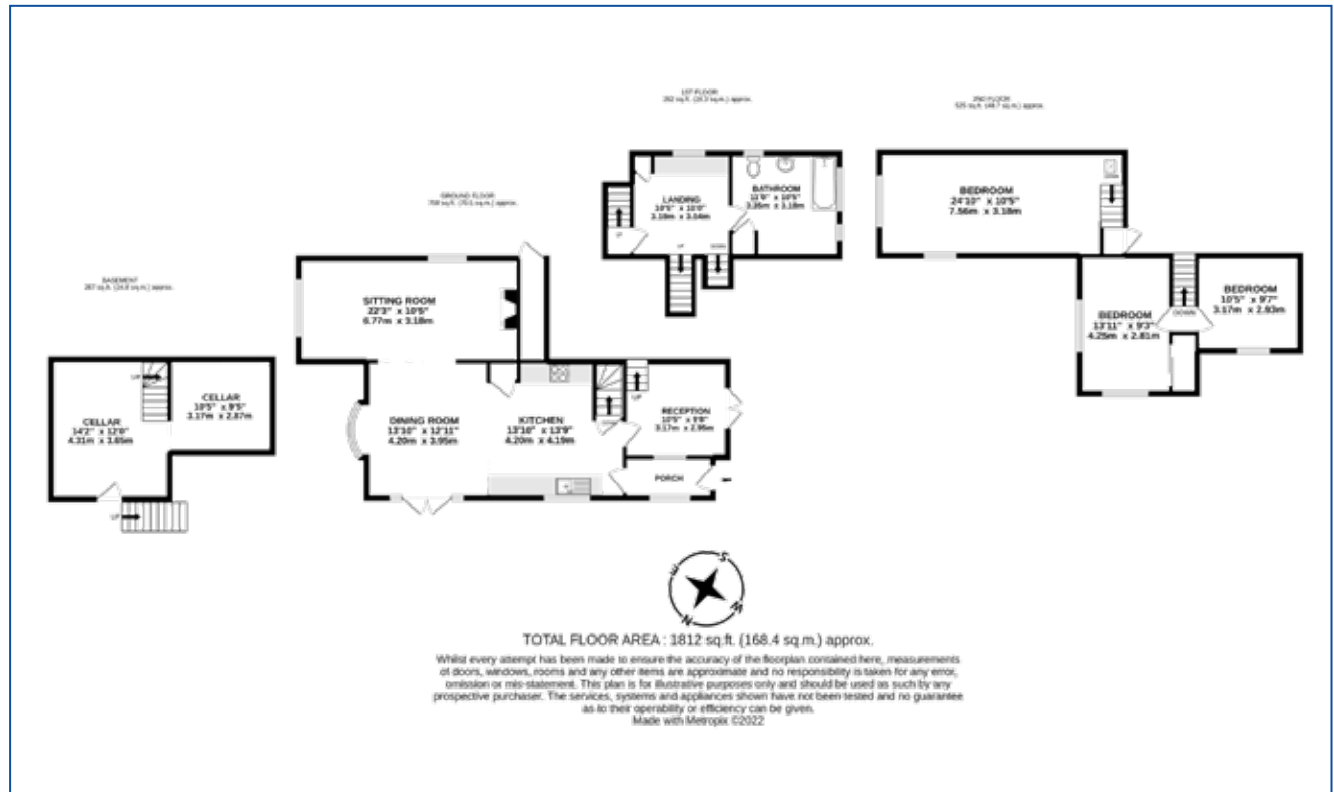
Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

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

Directions: From Monmouth head to the Dixon Roundabout via Dixon Road. Take the first exit onto the A40. Stay on the A40 for approximately 3 miles then take the exit towards Ganarew. Continue on this road going over the bridge until you get to a junction with a Pink House on the left. Turn Left and follow this road. Go past the Red Phone Box and take the first left onto Talybont Lane. Continue underneath the bridge and shortly after on the left-hand side is a wooden gate signposted "Sellarsbrooke Cottage". Go through the gates and continue down the driveway leading to a cattlegrid. The property can be found straight ahead.

Viewings: Strictly by appointment with Powells – 01600 714140

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