



# WOODVIEW

THE NARTH | MONMOUTH | MONMOUTHSHIRE





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WOODVIEW IS A DELIGHTFUL COUNTRY COTTAGE TUCKED AWAY AT THE END OF A QUIET COUNTRY TRACK. IT HAS A PRETTY STONE FAÇADE AND IS SURROUNDED BY GARDENS IN EXCESS OF ONE ACRE. WITH A SUPERB SITTING ROOM AND MEZZANINE LEVEL, SPACIOUS OPEN-PLAN KITCHEN/DINER AND THREE DOUBLE BEDROOMS, THE MASTER HAVING AN EN-SUITE SHOWER ROOM IT CERTAINLY IS A RURAL DREAM. THERE IS POTENTIAL TO EXTEND THE PROPERTY FURTHER AND CONVERT THE OUTBUILDING SUBJECT TO PLANNING.

- Pretty country cottage with a grand entrance hall currently used as a music room
  - Immaculately presented with character features throughout
  - Multi-fuel stove, a woodburning stove plus a Rayburn cooker
- Three double bedrooms with a wonderful outlook from each window and two bathrooms
  - Detached garage and workshop with potential to convert, subject to planning.
    - Planning approved to extend the property in 2007.
- Attractive, established and well stocked gardens and grounds bordered by dry stone walls and mature trees
  - Total plot measures approximately 1.3 acres.
- Gated entrance and ample off-road parking area for many vehicles
  - Direct access on to woodland walks
- Located just 6 miles from Monmouth town centre and all its amenities

Trellech 2.3 miles • Monmouth 6.2 miles • Chepstow 12.7 miles Abergavenny 19.6 miles • Bristol 29.5 miles • Cardiff 40.1 miles • London 136.1 miles • Bristol Airport 39.1 miles • Cardiff Airport 52.8 miles • Birmingham Airport 83.2 miles • Chepstow Train Station 13.0 miles • Abergavenny Train Station 18.6 miles • Bristol Parkway Station 24.6 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

There are good connections to the main road network with the historic border town of Monmouth being just over 6 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, 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.

Approximately 2.5 miles from the property is The Whitebrook, a Michelin star restaurant with rooms. The Lion Inn at Trellech and The Inn at Penallt are both a short drive from Woodview.

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

Woodview is an outstanding country cottage with the property being in superb condition throughout. The original cottage dates back to the 1800's. The current owners have upgraded the property to a very high standard without compromising the original character features. Classic neutral décor is used throughout in order to make the property feel as light and airy as possible.

Step through an archway into a stone front porch that has plenty of space to store mucky shoes and welly boots. The front door with a decorative stained-glass window opens into the grand entrance hall/music room.

The entrance hall is currently used as a music room. It has an exposed stone wall, a feature seen in most of the rooms on the ground floor and a multi-fuel stove sitting on a raised stone hearth. A window overlooks the front garden.

The kitchen/diner is accessed via a wooden latch door, a character feature that continues throughout Woodview. The kitchen comprises of a range of Habitat Oliva freestanding units, a porcelain sink and drainer with mixer tap, a Neff electric induction hob, space for a fridge freezer and space for family sized table and chairs. There is an oil fired Rayburn proudly sitting in a stone fireplace. There are three windows in the kitchen/diner each having a pleasant view over the front and rear gardens. A door from the kitchen opens into the utility room.

The utility room has space for white goods including a washing machine and dishwasher. The window to the rear has a fitted cat flap. A door opens from the utility room into the rear porch with a further door providing access to the garden. A ground floor w.c can be found via a wooden latch door within the rear porch area along with a cupboard housing the electrical consumer unit.







From the kitchen/diner step through into the sitting room. This room has the 'wow factor' with a vaulted ceiling, a woodburning stove resting on a raised stone display ledge, two sets of French doors opening out to the rear garden and front terrace, a modern and contemporary wall mounted radiator and a spiral staircase ascends up to a mezzanine level currently used as a study. Two Velux style windows allow light to flood into the study and the sitting room below.

From the entrance hall/music room stairs lead up to the first floor landing. There are three double bedrooms on the first floor each having fabulous views over the front and rear gardens.

The master bedroom is spacious and boasts an entire wall dedicated to wardrobes. It has two windows with a wonderful outlook over the front meadow. The en-suite shower room has a white suite comprising of a double shower cubicle with waterfall shower and shower attachment, pedestal wash hand basin with waterfall mixer tap, white w.c and a heated towel rail.

The family bathroom is tiled from floor to ceiling and has a white suite comprising of a modern and contemporary oval shaped bath with free standing bathtaps, a corner shower cubicle with waterfall shower and hand held shower attachment, a pedestal wash hand basin with waterfall mixer tap and a heated towel rail.

## OUTSIDE

Woodview is beautifully tucked away at the end of a quiet rural track. A five-bar gate opens into a gravelled off-road parking area for many vehicles. There is potential here to build another garage, subject to any necessary planning consents required.

Immediately outside the front of the property is a paved terrace with a pretty Victorian style lamp post connected to the security lighting. This area is ideal for al fresco dining during the summer months. Raised beds provide an area for growing herbs and vegetables next to an open sided log store. Step down to a second tier that has raised ponds with water lilies and a water feature. A pond at the bottom of the garden has fabulous Gunnera pond plants that are dwarfed by the mature trees that make the property feel secluded.

A gate opens into a meadow bordered by dry stone walls. This area has a timber outbuilding with both a stable door and pedestrian door.

To the rear of the property is a large lawned garden bordered by mature trees. A gate at the side opens directly on to a public footpath providing direct access to woodland walks.

The garage and workshop are currently used for storage due to its limitations for vehicle access. There is a gravelled area to the front. A concertina up and over door opens to reveal the garage with both an internal and external door to the workshop. There is power, lighting and water within this outbuilding.

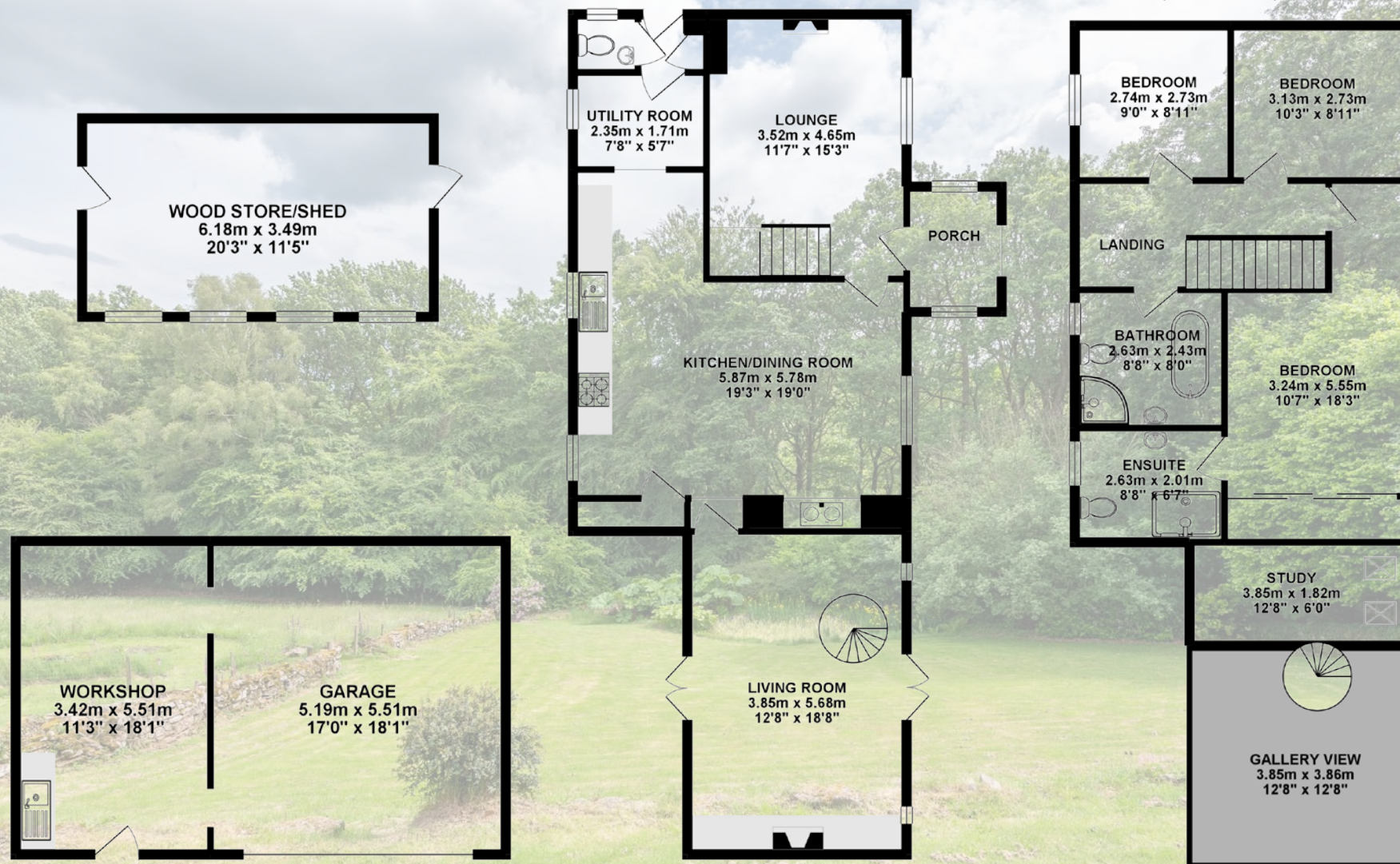




# FLOORPLAN

GROUND FLOOR 147.89 sq. m.  
( 1591.90 sq. ft. )

1ST FLOOR 60.32 sq. m.  
( 649.28 sq. ft. )



TOTAL FLOOR AREA : 208.21 sq. m. ( 2241.17 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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There could be potential to convert this to an annexe or holiday let subject to gaining any necessary planning consents required.

## KEY INFORMATION

**Agents Note:** Planning permission was granted in 2007 for an additional bedroom, utility room and bathroom. DC/2007/01457.

**Services:** Mains electricity and water, oil fired central heating and private drainage.

**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:** G

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

**Viewings:** Strictly by appointment with the selling agents

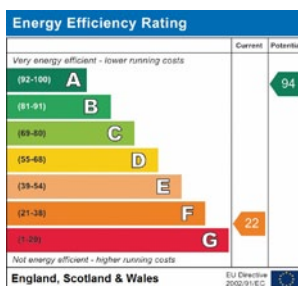
**Directions:** From Monmouth take the B4293 until reaching the left fork signposted to Penallt and Trellech. Take the left turning and continue on this road until you reach the left hand turning signposted to The Narth. Take the turning to The Narth and continue on this road until you reach the crossroads. At the crossroads turn right signposted The Narth. Drive past the bus stop and stay on this road until you reach the entrance to Pool Lane. Stay left and continue down the lane until you reach a 'triangular' grass island, turn right here and continue along until you find the property at the end of the track.

**Postcode:** NP25 4QL



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## IMPORTANT NOTICE

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