



# YEW TREE COTTAGE

NEWCASTLE | MONMOUTH



# YEW TREE COTTAGE

NEWCASTLE | MONMOUTH | NP25 5NT

YEW TREE COTTAGE IS AN ATTRACTIVE WHITEWASHED DETACHED COTTAGE LOCATED IN THE VILLAGE OF NEWCASTLE, JUST A SHORT DRIVE AWAY FROM MONMOUTH. THE PROPERTY HAS FOUR DOUBLE BEDROOMS, TWO EN-SUITE SHOWER ROOMS, THREE RECEPTION ROOMS AND A FARMHOUSE STYLE KITCHEN OPENING INTO A SUNROOM. THE HALF AN ACRE PLOT INCLUDES LEVEL LAWNS, ESTABLISHED FLOWER GARDENS, DOUBLE GARAGE WITH HOBBY ROOMS ABOVE AND A DETACHED STONE OUTBUILDING. GLORIOUS VIEWS CAN BE APPRECIATED TO THE FRONT AND REAR ASPECTS.

- Character cottage with four bedrooms, two en-suite shower rooms and a family bathroom •
  - Farmhouse style fitted kitchen and breakfast room with an Aga •
    - Three reception rooms and three wood burning stoves •
  - Principal bedroom with en-suite shower room and balcony overlooking neighbouring fields •
    - Bright and airy sunroom overlooking the patio and hot tub •
  - The grounds and gardens amount to approximately half an acre •
    - Gated entrance, ample off-road parking, outbuilding divided into a kennel, lawnmower store, tool shed and a double garage with hobby rooms above •
- 
- Skenfrith 2.2 miles • Monmouth 5.5 miles • Abergavenny 12.2 miles •
  - Ross-On-Wye 13 miles • Hereford 18 miles • Chepstow 21.1 miles •
    - Bristol 37.7 miles • Cardiff 42.5 miles • London 144.3 miles •
    - Bristol Airport 55.2 miles • Cardiff Airport 55.2 miles •
  - Birmingham Airport 79.6 miles • Abergavenny Train Station 13.7 miles •
  - Hereford Train Station 18.5 miles • Bristol Parkway Station 32.9 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

Newcastle is a small village just 5.5 miles from Monmouth. Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities. The highly regarded Cross Ash Primary School is located just 3.5 miles from the property.

Skenfrith just 2.2 miles from Newcastle is a picturesque village with a Castle and public house. Skenfrith Castle, the remains of an early 13th century fortress is popular with tourists during the summer months. The Bell at Skenfrith is a popular hotel, bar and restaurant and is just a short drive from Yew Tree Cottage.

Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The Hardwick, endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are on the outskirts of Abergavenny. Abergavenny boasts a bustling Town Centre with many High Street and boutique shops, a train station, fantastic primary and secondary schools.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal and The Royal Forest of Dean are all easily accessible.

## THE PROPERTY

Yew Tree Cottage is offered to the market for the first time in 40 years. The property dates back to approximately 1820 and once featured in a lifestyle magazine showcasing the enhancements made to the property by the current owners many years ago. The property has much character and charm and is exceptionally bright and airy due to the abundance of windows allowing light to flood through the cottage.

The rear entrance will be predominantly used to enter the property as it is accessed directly from the parking area. There is plenty of space in the rear entrance hall to store coats and shoes. Doors open to reveal a cloakroom with w.c and vanity unit with a circular stone wash hand basin and a handy utility room with a Belfast sink and plenty of space for white goods.

The farmhouse style kitchen can be found at the rear of the property. There are a range of base and wall mounted units wrapped around a central brick fireplace housing an oil fired Aga. In addition to the Aga is an integral single electric oven and a four ring electric hob with extractor fan above. A moulded one and a half sink and drainer sits under the window to the side aspect. Further integral appliances include an under counter fridge and dishwasher. Step from the kitchen into a beautiful sunroom with a glass reflective roof. French doors from the







sunroom open out to the rear garden and parking area.

In the centre of the property is a spacious formal dining area. The main feature of this room is a stone fireplace with multi fuel stove and original bread oven. Views can be appreciated at the front aspect.

Step up from the dining room into the sitting room. With two windows to the front aspect and French glazed doors flanked by two floor to ceiling windows at the rear this room is exceptionally light. Pleasant views of the rear patio and hot tub area can be appreciated from here. This room also has an attractive stone fireplace and wood burning stove.

A latch door from the dining area opens into the lounge. The lounge also has a stone fireplace and wood burning stove. An arch separates the lounge and study area. Triple aspect windows allow light to flow through from the front, side and rear.

Stairs from the rear entrance lead up to the spacious first floor landing. Doors open to four bedrooms and a family bathroom.

The principal bedroom has French doors that open onto a balcony. Wonderful views of the neighbouring fields can be appreciated from here. The principal bedroom also has a fitted wardrobe and en-suite shower room. The en-suite shower room has a white suite with w.c, vanity unit, wash hand basin and a double shower cubicle.

Bedroom two also has an en-suite shower room with a white suite to include w.c, pedestal wash hand basin and shower cubicle. It also benefits from a row of fitted wardrobes and a view over the rear aspect.

Bedrooms three and four can both accommodate a double bed and are both located at the front of the property. Beautiful views of the neighbouring fields can be admired from each bedroom.

The family bathroom has a white suite comprising of a w.c, Balterley Victorian pedestal wash hand basin and bath with shower attachment.

## OUTSIDE

Double gates and a stone wall forms the boundary at the front of the property. The front garden has a variety of established, colourful flower beds either side of a beautiful Yew Tree. There is also a seating area so that breakfast can be eaten while enjoying the morning sun. The driveway leads around to the rear of the property and opens out to an off-road parking area for several vehicles.

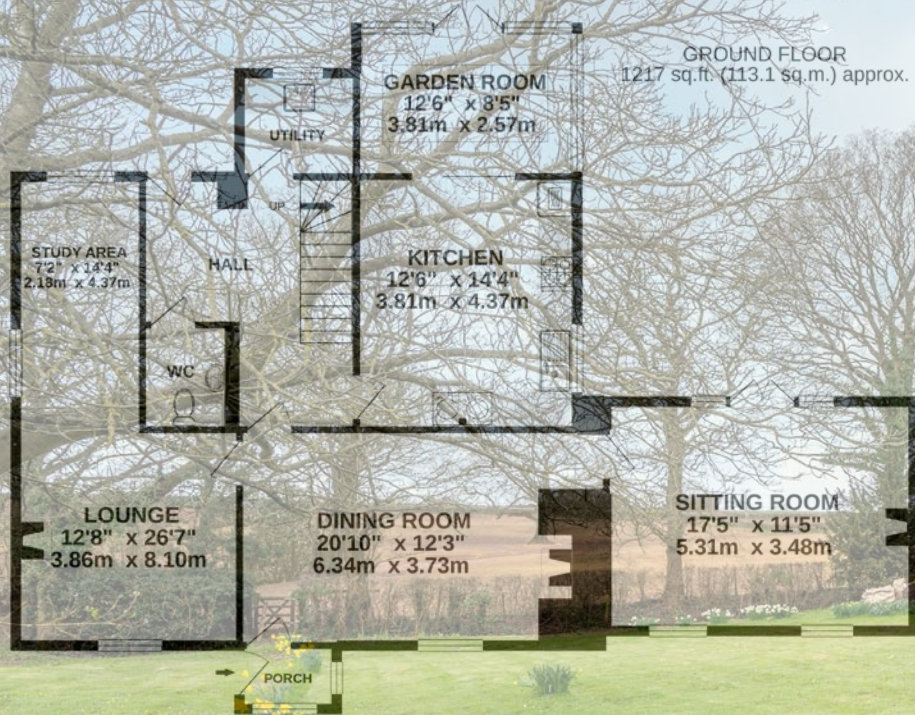
Next to the driveway is a raised seating area with a circular rose garden, pond and a hot tub that the vendors are including in the sale. Step past a herb garden with mature bay tree, under a pergola covered in Wisteria and Clematis and into the level lawned garden divided into two sections by a fence.

The first section of lawn has fruiting trees to include apple, pear and plum. There is also a shed and greenhouse. A gate opens into a further level lawn with an established walnut tree. Wonderful views of the neighbouring field can be appreciated from the garden.

Dividing the parking area and lawns is a stone outbuilding divided into several useful spaces to include a kennel, currently used as a log store, a store for the mower and a tool shed. All of these areas have lighting. A door in the tool shed provides access to a w.c and wash hand basin.



# FLOORPLAN

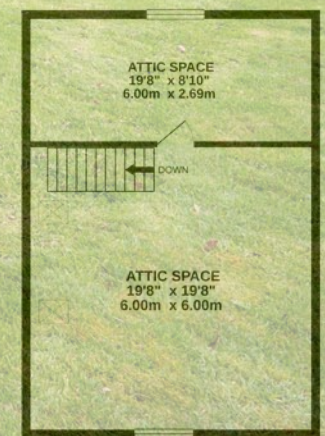
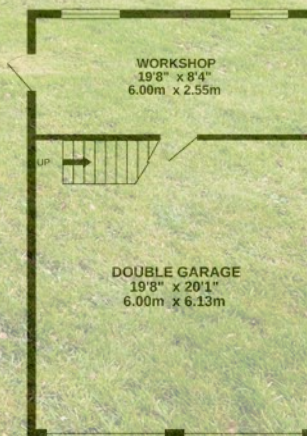


**TOTAL FLOOR AREA: 2011 sq.ft. (186.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

**GROUND FLOOR**  
732 sq.ft. (68.0 sq.m.) approx.

**1ST FLOOR**  
561 sq.ft. (52.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1293 sq.ft. (120.7 sq.m.) approx.**

Obstructions shown on this plan may not be present in the actual property. The floorplan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021





Next to the outbuilding is a double garage with up and over doors. To the rear of the garage is a spacious workshop with telephone point, power and lighting. The first floor of the garage is boarded, steps lead up to a first floor attic space utilised as a hobby room with a door at the rear opening to reveal a study area.

## KEY INFORMATION

**Services:** Mains electricity and water, oil fired AGA heats the hot water, Economy 7 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.

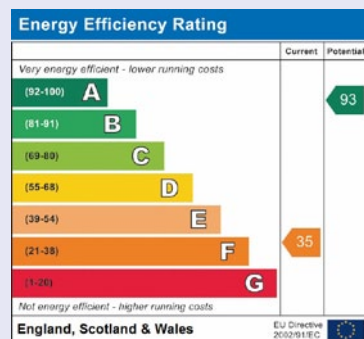
**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**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 B4233 towards Rockfield. At the telephone box take the right hand fork on to the B4347 and stay on this road until your reach Newcastle. The property can be found on the left via a for sale board.



### Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park  
Monmouth  
NP25 5JA

Telephone: 01600 714140  
Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)  
[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2021.