



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## **CHAPEL COTTAGE**

### **Llancloudy, Herefordshire**



An imaginatively converted former chapel in this popular hamlet 5 miles north of Monmouth. It now provides a characterful 3 bed single storey home with a well-established garden with delightful views and large garage. The property is on a bus route.

The building has a painted rendered exterior with leaded wooden windows under a pitched tiled roof. A gas boiler provides hot water and central heating to radiators throughout.

**Price £279,000**



**Through hardwood door with leaded coloured glass top panel into:**

**HALLWAY:**

L-shaped, containing airing cupboard and loft access hatch. Doors to the following:

**CLOAKROOM:**

Circular window. Low level WC and wash basin, wall mounted Worcester gas boiler.

**LOUNGE: 4.57m x 4.05m (15'0" x 13'3")**

Windows to front and side. Impressive vaulted timber ceiling. Open fireplace with wooden surround and slate hearth.

**KITCHEN/BREAKFAST ROOM: 4.35m x 3.65m (14'3" x 12'0")**

Window to back and side. White kitchen units to two sides with drawers and cupboards under and over. Laminate worktops with 1 ½ bowl stainless steel drainer sink with mixer tap and inset four ring ceramic hob with tiled splash back and extractor fan over. Integrated single oven and fridge, space and plumbing for washing machine. Ample space for breakfast table. Door to:

**CONSERVATORY: 3m x 1.6m (9'10" x 5'3")**

Brick base with windows to three sides and part glazed door to garden.

**MASTER BEDROOM: 4.32m x 2.40m widening to 3.35m (14'2" x 7'10" widening to 11'0")**

Bay window to side.

**BATHROOM:**

White suite comprising of panelled corner bath with Mira electric shower and tiling to two walls, low level WC and pedestal wash basin with tiled splashback and mirror over. Extractor fan.

**BEDROOM 3: 2.7m x 2.2m (8'10" x 7'3")**

Window overlooking garden.

**BEDROOM 2: 2.77m x 2.7m (9'1" x 8'10")**

Windows to side and back overlooking garden.

**Approach from road via a pair of gates onto tarmac drive with ample parking leading to:**

**GARAGE: 6.03m x 4.02m (19'9" x 13'2")**

**OUTSIDE:**

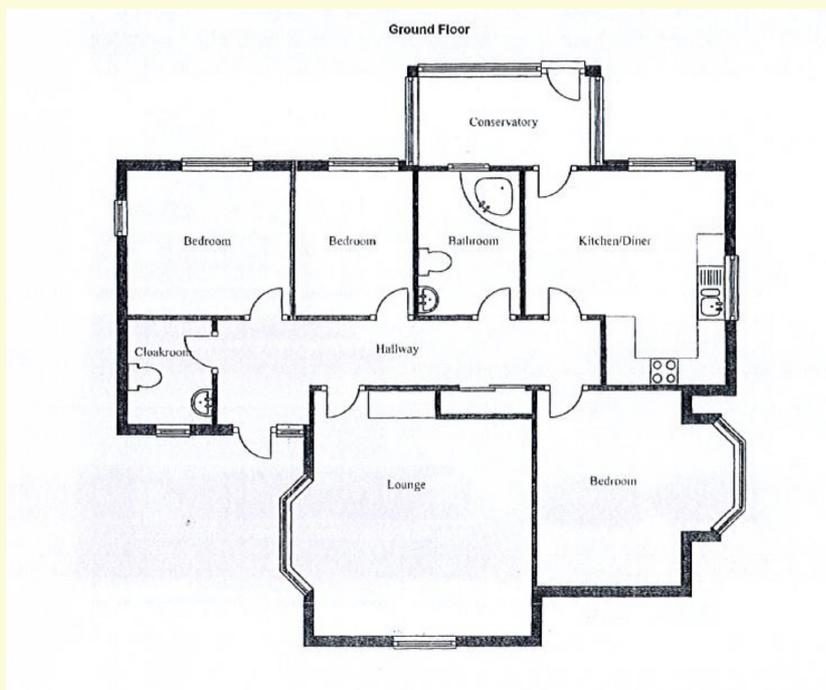
The garden mainly to the back of the property is laid to lawn bordered with shrubs and trees. Steps lead to a raised sitting area overlooking the adjacent farmland. A paved path leads round the property to a second raised sitting area with far-reaching views towards Hereford.

**SERVICES**

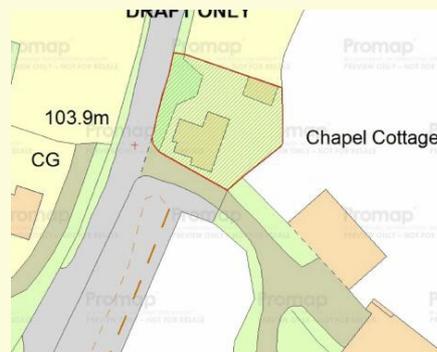
Mains water, electricity, private drainage. LPG gas central heating. Council Tax Band: D, EPC Rating: F.

**DIRECTIONS:**

From Monmouth take Old Hereford Road (A466). Proceed through the Buckholt, past the turning to Welsh Newton Common and continue down a steep hill. Chapel Cottage is the first property on the right on entering the hamlet of Llancloudy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>27</b>	<b>28</b>
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

