



THE FENCING POST

MITCHEL TROY COMMON | MONMOUTH | MONMOUTHSHIRE



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NP25 4JG

THE FENCING POST IS A 3 BEDROOM DETACHED BUNGALOW WITH SPECTACULAR FAR-REACHING VIEWS. THE PROPERTY REQUIRES MODERNISATION THROUGHOUT WHICH MAKES IT A SUPERB OPPORTUNITY TO CREATE YOUR OWN DREAM HOME. IT HAS COLOURFUL, ESTABLISHED GARDENS AMOUNTING TO IN EXCESS OF HALF AN ACRE.

- Detached three double bedroom single storey dwelling •
- Scope to add your own style and flair to a property in need of updating •
 - Elevated location with stupendous far-reaching views •
 - Open plan kitchen, dining and family area •
- Spacious driveway for numerous vehicles and an integral double garage •
- Pretty established gardens with lawns, fruiting trees and an area for chickens •
 - A range of garden sheds and a detached workshop •
 - Located within a short drive of Monmouth town centre •
 - Offered with no onward chain •

DISTANCES FROM THE FENCING POST

Monmouth 3.3 miles • Raglan 6.6 miles • Usk 12.2 miles

Abergavenny 16.1 miles • Newport 23.6 miles • Bristol 30.5 miles

Cardiff 34.5 miles • London 137.4 miles

Cardiff Airport 49.7 miles • Bristol Airport 50.3 miles

Birmingham Airport 80.4 miles

Abergavenny Train station 15.1 miles • Newport Train Station 23.5 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 Fencing Post enjoys an excellent location boasting fantastic links via the A40 to the larger centres of Newport / Cardiff / Bristol / London via the M4. Mitchel Troy is a village located just 3 miles south west of Monmouth. It has a thriving Village Hall offering a variety of regular activities.

The historic border town of Monmouth is just over 3 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

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

The Fencing Post was built to a high specification in the 1980's. It would now benefit from modernisation throughout allowing the new owner the opportunity to add their own style and flair to this single storey dwelling. An extremely desirable feature within the bungalow are an abundance of large windows framing magnificent views.

The layout was carefully considered when it was first constructed to make sure that the bedroom wing was separated from the main living areas.

Step inside and into the main entrance where doors lead to the sitting room and the kitchen / dining and family room.

The sitting room has an open fireplace and fantastic views across the garden towards iconic mountains.

The kitchen has a range of wooden country cottage style cabinets that wrap around the kitchen leaving a space in the centre for a family sized table and chairs. There is space for a cooker and dishwasher between the cabinets and a stainless steel sink under the kitchen window overlooking the rear aspect. An oil fired Stanley stove can be used for cooking and can run the heating and hot water. At the rear of the kitchen is a large pantry cupboard. The kitchen is spacious enough to house comfortable chairs making it the hub of the home and a wonderful space for entertaining.

Just off the kitchen is a utility room with plenty of space for white goods and a door at the end revealing a cloakroom. There is also an internal door leading into the double garage and a further door opening into a rear porch which in turn leads to the rear garden.

A corridor from the main entrance hall provides access to the three double



bedrooms, each having fitted wardrobes and a pleasant view to either the front or rear garden. In addition to the bedrooms is a wet room comprising of a wash hand basin, WC and a shower.

OUTSIDE

From the entrance a driveway leads up to an off-road parking area for several vehicles and an integral double garage. Surrounding the bungalow are beautiful, established gardens measuring approximately 0.6 of an acre incorporating a plethora of colourful flowers and plants. A large lawn at the front aspect has a variety of trees, including fruiting trees, which honour the history of the location as the property was built within the grounds of an orchard.

A natural spring fed pond sits next to a vegetable produce area and a greenhouse. There is also an area designated for keeping chickens or ducks. A range of garden sheds and a detached workshop are also in situ. The elevated position on the slopes of Mitchel Troy Common allow for far-reaching views across the Monmouthshire countryside.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil fired central heating and private drainage.

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: SAT NAV will not work to this property. From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, turn left on to Common Road. Continue up Common Road, past the houses on the right-hand side until you reach a crossroads. Keep going up the hill until you see the The Fencing Post on the left-hand side.

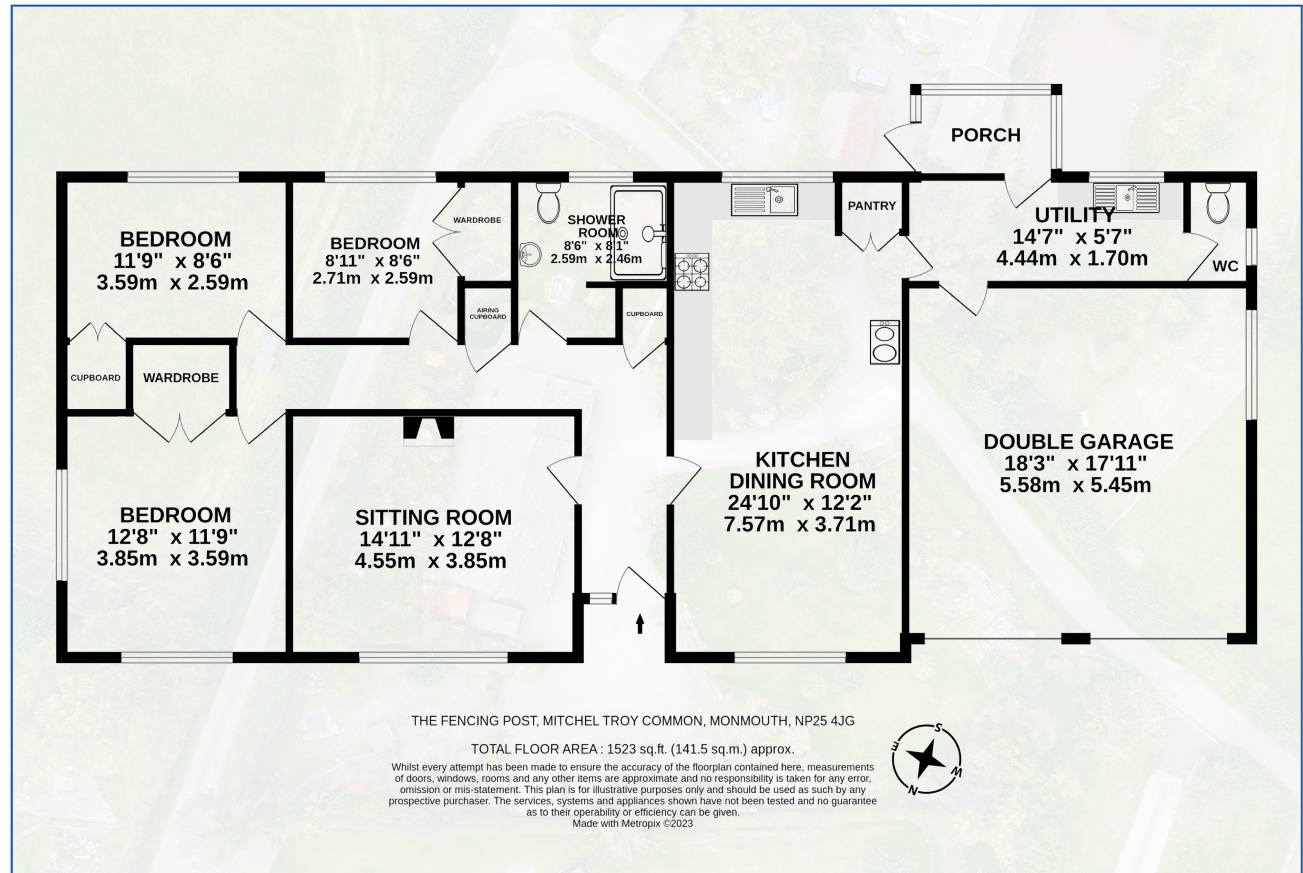
Viewings: Strictly by appointment with Powells – 01600 714140

Council Tax Band: G

Postcode: NP25 4JG

 regress.guises.houseboat

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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

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