



6 FORGE COTTAGES

FORGE ROAD | OSBASTON | MONMOUTH | MONMOUTHSHIRE



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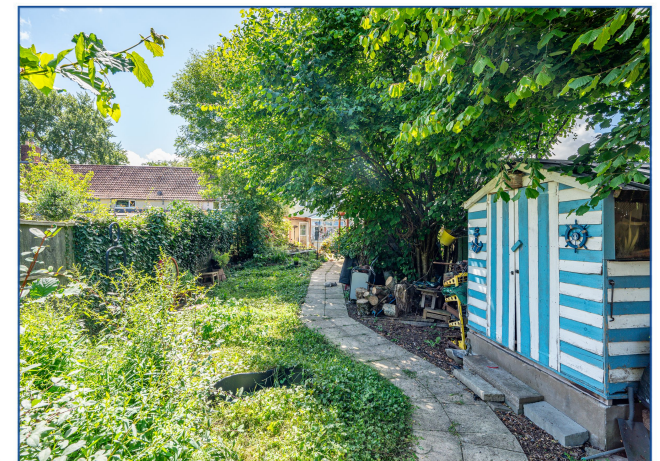
NESTLED AWAY ON THE OUTSKIRTS OF OSBASTON, A CHARMING AND ATTRACTIVE COTTAGE WHICH HAS BEEN SYMPATHETICALLY MODERNISED IN RECENT YEARS TO A FANTASTIC STANDARD. 6 FORGE COTTAGES OFFERS SPACIOUS AND FLEXIBLE ACCOMMODATION THROUGHOUT AND BOASTS EXTENSIVE GARDENS WITH WELL STOCKED BORDERS AND SHRUBBERY TO THE REAR.

- Delightful end of terrace cottage with attractive façade •
- Three double bedrooms •
- Within walking distance of the well regarded Osbaston Primary School •
- Characterful features throughout •
- Open plan accommodation •
- Nestled away at the end of a no through road •
- Well maintained and extensive rear gardens •
- Off road parking for several vehicles •

DISTANCES FROM 6 FORGE COTTAGES

Monmouth 1 mile • Raglan 8.2 miles • Ross-on-Wye 11.2 miles
Usk 13.6 miles • Chepstow 16.1 miles • Hereford 18.7 miles
Cardiff 37.3 miles • Bristol 47.1 miles • London 145 miles
Abergavenny Train Station 16.4 miles • Chepstow Train Station 17.1 miles
Bristol Parkway Station 44.7 miles • Cardiff Airport 52.4 miles
Bristol Airport 53.3 miles • Birmingham Airport 74.2 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 a mile away. Just a stones throw away from the property is Osbaston Church In Wales School. Monmouth also benefits from 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.

Nearby Raglan has excellent amenities, including a primary school, Tesco Express, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive 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.

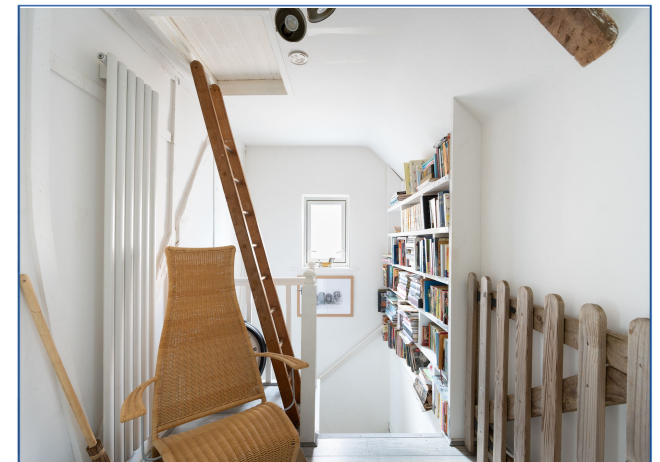
THE PROPERTY

6 Forge Cottages is nestled away on the outskirts of Osbaston on the banks of the River Monnow, this attractive cottage has been sympathetically modernised in recent years and boasts three well proportioned double bedrooms with flexible accommodation throughout.

Step inside into the spacious sitting room which is accessed directly from the porch leading to the driveway. This fantastic space has a centre piece wood burning stove, exposed brickwork and beam work as well as tastefully fitted 'industrial style' switches, lights and radiators giving this characterful cottage a modern, contemporary feel. The sitting room is very much the heart of the home and offers a cosy space for seating and currently incorporates an allocated office space and secondary snug area too.

To the rear of the sitting room there is an open plan kitchen/dining room which features a range of wall and base units with integrated appliances, the kitchen benefits from a useful pantry and well equipped separate utility room. Further seating can be found in the conservatory to the rear of the kitchen which offers a bright and airy area for dining.

Stairs from the sitting room lead up to three well proportioned double bedrooms and re-fitted shower room which are all accessed via a central gallery landing.



Outside

Outside, there are extensive, well maintained gardens to the rear and off road parking for multiple vehicles. The gardens are made up of partly wild lawn with a patio area and pergola which is a great space for al-fresco dining.

Key Information

Agents Note: The property flooded during the extreme floods of 2020

Services: The property benefits from mains water, electricity, gas 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: Monmouthshire County Council. Telephone 01633 646444

Council Tax Band: E

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.

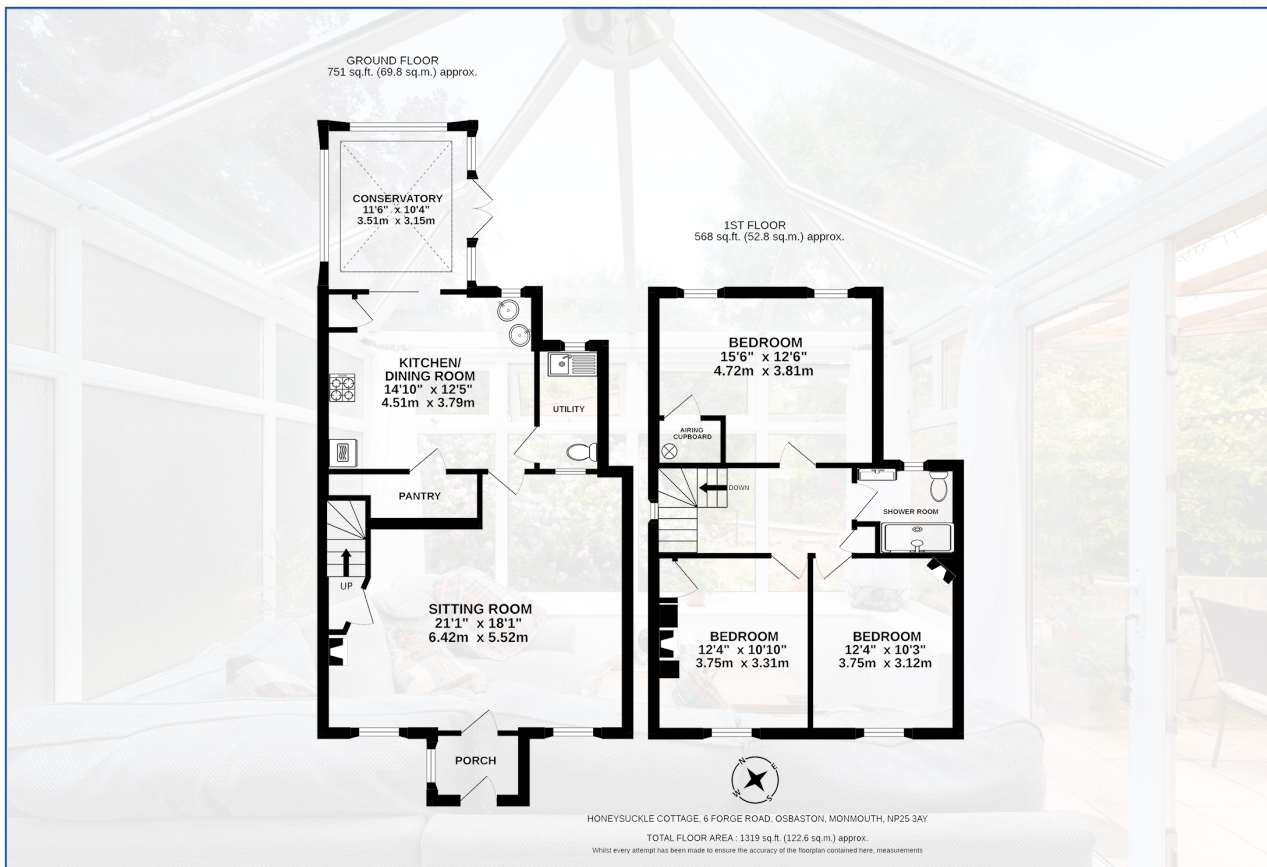
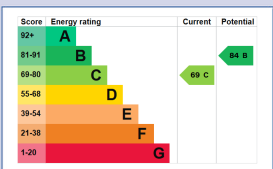
Directions: From the A40 roundabout in Monmouth take the exit signposted Monmouth, Light Vehicles Only. Continue past Monmouth Comprehensive School and turn right at the traffic lights. After a short distance turn left signposted Osbaston. Keep going and turn left onto Forge Road just before Osbaston Primary School. Drive to the end of the row of cottages, 6 Forge Cottages can be found directly on your right.

Viewings: Strictly by appointment with Powells – 01600 714140



unlisted.pampering.kicks

ENERGY PERFORMANCE CERTIFICATE



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