



# MAYTREE COTTAGE

WELSH NEWTON COMMON | HEREFORDSHIRE



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REQUIRING RENOVATION THROUGHOUT, MAYTREE COTTAGE IS A THREE BEDROOM DETACHED COTTAGE SET WITHIN HALF AN ACRE SITUATED IN THE HEART OF WELSH NEWTON COMMON. BOASTING HUGE POTENTIAL, THIS HOME PRESENTS A GREAT OPPORTUNITY FOR A PROSPECTIVE PURCHASER TO ADD THEIR OWN STYLE AND FLAIR TO THE PROPERTY OVER A PERIOD OF TIME.

- Detached three bedroom cottage •
- Requiring renovation throughout •
- Sought after semi-rural location •
- A short drive to the historic town of Monmouth •
- Set within half an acre of mature gardens •
- Offered with no onward chain •

## DISTANCES FROM MAYTREE COTTAGE

Monmouth 5.1 miles • Ross-on-Wye 8.7 miles • Hereford 15.3 miles  
Abergavenny 18.7 miles • Gloucester 27.5 miles • Newport 29.4 miles  
Cheltenham 34 miles • Bristol 37.8 miles • Cardiff 40.6 miles  
London 146 miles

Hereford Train Station 16.1 miles • Abergavenny Train Station 19.1 miles  
Chepstow Train Station 21.4 miles

Bristol Airport 48.8 miles

Cardiff Airport 55 miles • Birmingham Airport 75.5 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

Welsh Newton Common is a scattered hamlet set off a no through lane in this elevated peaceful location on the English/Welsh border. From the Property there are some delightful walks along footpaths and bridleways which explore the beautiful surrounding countryside. The village of Welsh Newton has a church and lies about 5 miles north of Monmouth, from where there is good access via the A40/M50 road network giving fast access to south Wales and the Midlands.

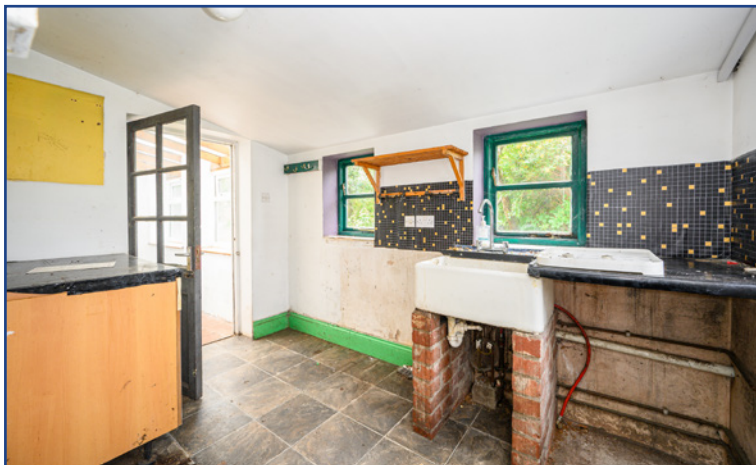
Monmouth boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Other well regarded primary and secondary schooling can be found in both nearby Hereford and Ross-on-Wye. 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 River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

## THE PROPERTY

Maytree Cottage is in need of renovation throughout but undoubtedly boasts fantastic potential allowing a prospective purchaser to add their own style and flair over a period of time.

Step into the porch which is located to the rear of the property, a useful space for hanging coats and storing boots and shoes. The porch gives access to a useful utility space and sitting room which features a wood burning stove and exposed wooden beams. The kitchen can be accessed directly via both the sitting room and utility room. Subject to the relevant work to reinstate the kitchen this would make a fantastic social space for food preparation and cooking. Stairs from the sitting room lead upstairs to an additional reception room which offers further space for seating and could equally be utilised as an additional bedroom.

The inner hallway leads off from the kitchen giving access to three bedrooms, a study, separate utility/kitchen, a bathroom and separate shower room.





# OUTSIDE

Externally, Maytree Cottage sits within mature gardens of half an acre which boast a range of well established shrubs and native trees. Within the gardens there is a useful tin sheet cladded shed and summer house which could be utilised as an external garden room/office.

# KEY INFORMATION

Services: The property benefits from mains water, electricity, private drainage (septic tank) and solid fuel fired central heating.

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: Herefordshire County Council. Telephone 01432 260000.

Council Tax Band: B.

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 Monmouth take the A466 north towards Welsh Newton. At the junction take the right hand turning towards Llangarron. After 500 yards take the right turn towards Welsh Newton Common. Follow this country lane into Welsh Newton and Maytree Cottage can be found shortly afterwards on your right.

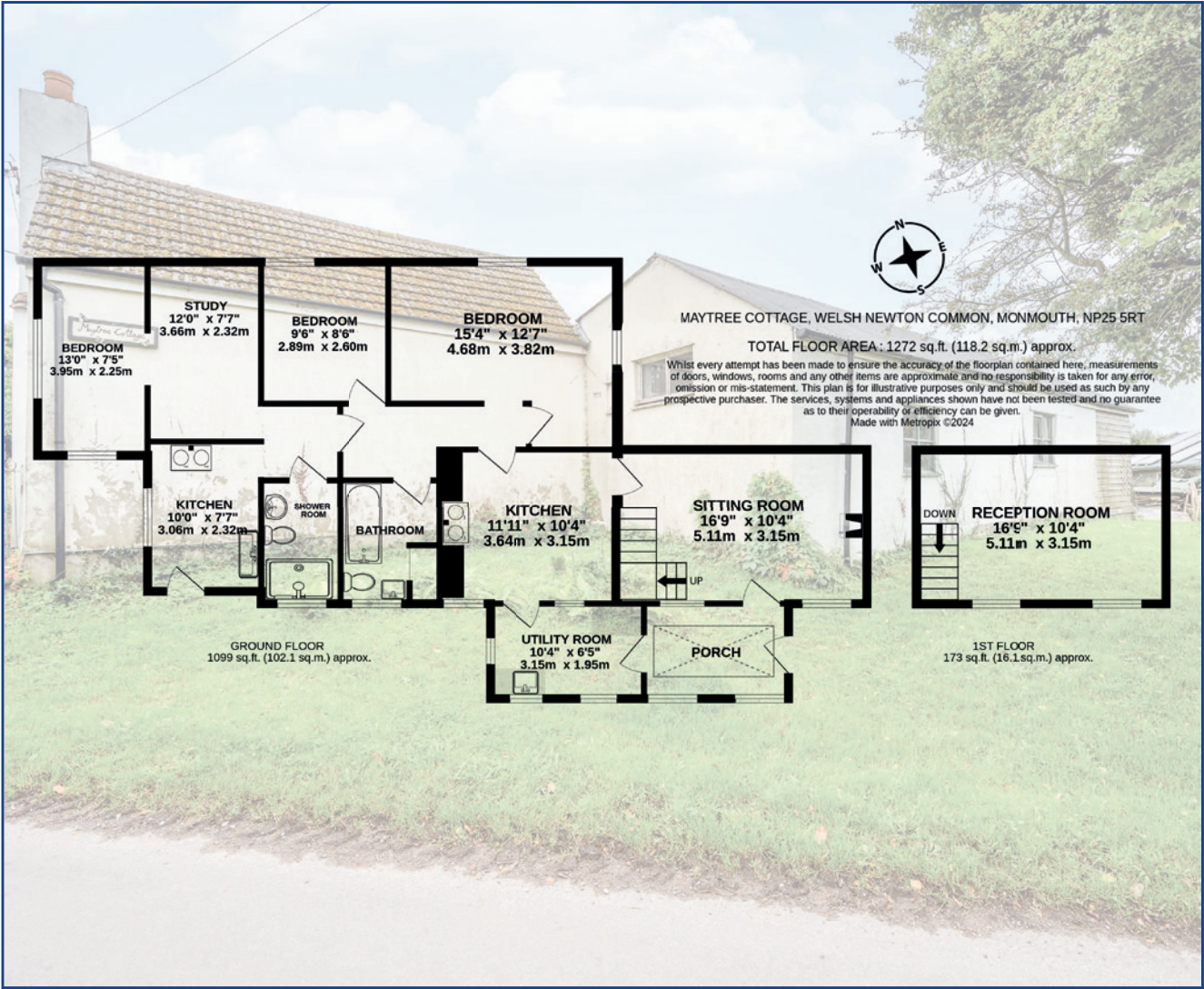
Viewings: Strictly by appointment with Powells – 01600 714140.

Agents Note: The property is available to cash purchasers only.



# ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	18 G	



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