

Box Bush Cottage
Trebella Hill, Skenfrith



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This charming 19th century stone-built cottage is nestled in 0.74 acres of gardens and mature woodland in the sought-after village between Monmouth and Hereford. Enjoying spacious and versatile accommodation over two floors with four bedrooms and an elevated aspect capitalising on the property's enviable rural location. Private sweeping driveway, integrated garage and parking for multiple vehicles. No onward chain.

Asking price of £625,000 Freehold

Traditionally constructed in stone with a painted rendered exterior and inset wooden framed windows and doors set under pitched tiled roofs. Internal features include a feature stone fireplace, moulded skirting boards, dado rails, wooden/part glazed doors and a combination of wooden boarded, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front paved sun terrace and through a part glazed wooden door into:

ENTRANCE HALLWAY:

Integrated storage cupboard housing consumer unit at high level, space for fridge/freezer and hanging rail. Doors into:

INTERGRATED SINGLE GARAGE: 2.81m x 5.22m (9'3" x 17'2")

Concrete base with up and over garage door to front elevation. Bespoke fitted work surface along one wall with cupboards set under. Power and light.

STUDY: 3.65m x 3.61m (11'12" x 11'10")

Window to front elevation and secondary door into dining room. Staircase with turned newel posts, wooden balustrading and handrail up to split level first floor landing. Step up to:

PRINCIPAL RECEPTION ROOM: 3.70m x 6.43m (12'2" x 21'1")

A generously sized principal reception room with windows to front elevation and secondary door leading out to sun terrace. Feature stone fireplace set on a ceramic hearth housing electric wood burner and open grate fire. Roof access trap. Steps lead down to:

KITCHEN: 6.11m x 2.18m (20'1" x 7'2")

Window to side elevation with views toward the surrounding pastureland. Laminated worktops along three walls with tiled splash back surround and inset double sink and side drainer. Four ring electric cooker with concealed circulating fan over. A range of wooden cupboards and drawers set under with tall unit housing Indesit oven/grill. Complimentary wall mounted cabinets with display shelving and space for fridge/freezer. Step and opening down to:

SITTING ROOM: 8.13m x 2.67m (26'8" x 8'9")

An incredibly bright and spacious room with windows to side and back elevations and views of the mature woodland. Pair of part glazed doors to back accessing rear seating area. Arched opening into:

DINING ROOM: 3.69m x 2.78m (12'1" x 9'1")

Step with part glazed wooden door up to study.

UTILITY ROOM: 1.81m x 2.87m (5'11" x 9'5")

Window and wooden ledged and braced stable door to back elevation. Laminate work surface along one wall with cupboards set under and complimentary wall mounted cabinets. Space and plumbing for washing machine/tumble dryer. Wooden slatted shelving. Door into:

CLOAKROOM:

Window to side. Low level W.C and floor mounted oil central heating boiler. Roof access hatch.

From study, upstairs to:

SPLIT-LEVEL FIRST FLOOR LANDING:

"L-shaped" with doors into the following:

BEDROOM THREE: 3.68m x 2.75m (12'1" x 9'0")

Window to front elevation. Integrated wardrobe with hanging rail, shelving and storage.

BEDROOM TWO: 3.76m x 2.75m (12'4" x 9'0")

Window to front elevation with views of front sun terrace.

BEDROOM FOUR: 2.81m x 2.81m (9'3" x 9'3")

Window to back elevation with views of rear gardens and stream. Bespoke fitted integrated storage cupboard.

FAMILY BATHROOM:

Frosted window to back elevation. Suite comprising a low-level W.C, pedestal wash basin and bath mixer taps and separate handheld shower attachment. Airing cupboard housing water cylinder and wooden slatted shelving.

PRINCIPAL BEDROOM SUITE: 3.69m x 3.69m (12'1" x 12'1")

Window to front elevation. Door into:

EN-SUITE BATHROOM: 2.40m x 2.58m (7'10" x 8'6")

Frosted window to back elevation. Contemporary suite comprising a low-level W.C, pedestal wash basin, fully tiled shower enclosure with head on adjustable chrome rail and corner bath with seat.

OUTSIDE:

The property is accessed from the country lane via a sweeping gravelled driveway onto a parking/turning area with space for multiple vehicles. The front garden is chiefly paved with an extensive terrace surrounded by well stocked planted borders and interspaced mature trees. The pathway wraps around the perimeter of the property with steps leading down to the rear garden and a further seating area, ideal for alfresco dining and enjoying elevated views of the mature grounds and the sound of the brook. The total plot measures approximately 0.74 acres comprising of mature woodland and extensive level lawned areas with interspaced herbaceous borders. Set at the bottom, an abundance of trees, shrubs and plants with a babbling brook softly meandering down the gardens boundary.

SERVICES:

Mains electric and water. Oil fired central heating and private drainage system. Council Tax Band G. EPC rating D.

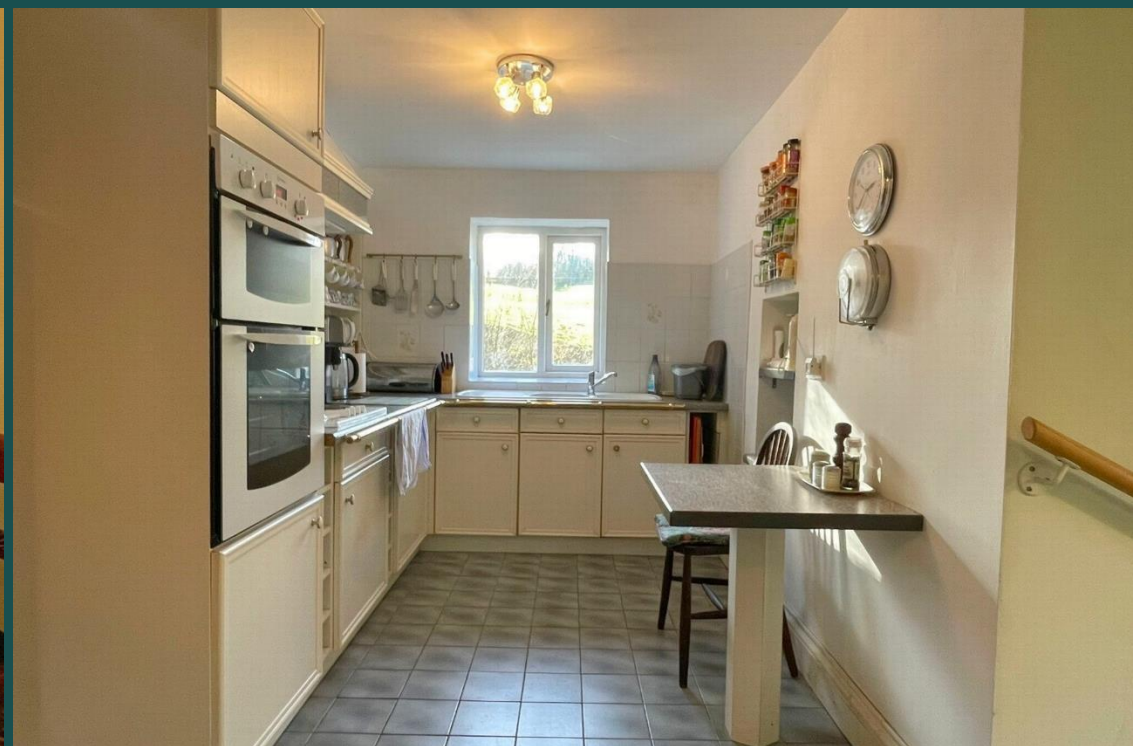
DIRECTIONS:

Take B4347 out of Monmouth, through Rockfield and Newcastle, turning left at Crossways towards Norton. At the T junction turn left onto the B4521 towards Walsong. Go past Norton Baptist Church on the right and continue up the road signposted Walton for approximately one mile. Box Bush Cottage can be found after a short distance on the right hand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of 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.









Ground Floor
Approx. 120.4 sq. metres (1295.9 sq. feet)

First Floor
Approx. 67.1 sq. metres (721.8 sq. feet)

Total area: approx. 187.4 sq. metres (2017.7 sq. feet)

