

Woodview  
Whitebrook, Monmouth





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*Town and country properties*

## Woodview, Whitebrook, Monmouth

Nestled in an elevated position in the heart of the wye valley is this charming two-bedroom stone-built cottage with a wealth of character and original features. Occupying just under half an acre of terraced, landscaped grounds with far reaching woodland views and private off-road parking.

### Asking price of £475,000 Freehold

Traditionally constructed in stone with a part wooden clad and painted rendered exterior, a combination of wooden and uPVC framed windows and doors set under pitched tiled roofs. Internal features include an inglenook fireplace, wooden panelled and vertically boarded doors, exposed stonework and beams, ceramic tiled and wooden boarded flooring. A multi fuel heating system and water cylinder provide domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front terrace through a vertically boarded stable door with viewing panel into:**

#### **LIVING ROOM: 5.69m x 4.42m (18'8" x 14'6") (max)**

Windows to front and side with far reaching woodland views. Staircase with handrails up to first floor landing. Stone inglenook fireplace housing solid fuel burner set on a slate hearth with wooden mantel above. Recess to side with display shelving. Vertically boarded stable door into:

#### **KITCHEN/BREAKFAST ROOM: 3.88m x 2.54m (12'9" x 8'4")**

Window to back and French doors to side with matching side panels accessing sun terrace. "L-shaped" Laminate work surface with decorative tiled splashback surround, inset one and half bowl sink and electric four ring hob with concealed circulating fan over. A range of wooden panelled cupboards and drawers set under with integrated oven. Space for fridge/freezer and plumbing for washing machine/tumble dryer. Complementary wall mounted cabinets and display units. Consumer unit at high level. Door into:

**REAR HALLWAY: 2.28m x 0.90m (7'6" x 2'11")**

Frosted external door to side accessing outdoor storage area.

**FAMILY BATHROOM:**

Floral stained glassed window to side. White suite comprising a low-level WC, pedestal wash basin and bath with shower head over on adjustable chrome rail.

From living room up stairs to:

**FIRST FLOOR LANDING:**

Doors into the following:

**BEDROOM TWO: 5.62m x 2.04m (18'5" x 6'8")**

Two windows to front with Wye Valley views. Integrated wardrobe along one wall with hanging rail, shelving and storage. Cupboard housing immersion heater, boiler and full height wooden slatted shelving. Roof access hatch.

**PRINCIPAL BEDROOM: 2.57m x 6.13m (8'5" x 20'1")**

Dual aspect windows to front and back with pretty garden views.

**OUTSIDE:**

The property is situated along a peaceful country lane, leading to a spacious parking area that comfortably fits two vehicles. In the corner, an old stone built stable block with two bays, a concrete base, and a corrugated roof. Steps guide you up to the terraced gardens, where the first level is primarily laid to lawn, complemented by a rockery garden and creatively arranged raised beds with a wide variety of flowers and shrubs. Next to the porch and kitchen under a glazed roof pergula, a paved and gravelled sun terrace provides an ideal spot for alfresco dining, positioned to take in the property's tranquil surroundings and views of the neighbouring woodlands. Stone slabs lead to a series of wooden outbuildings, currently used by the current owner to house cats, each equipped with power and light. The top tier of the garden features a further extensive sloped lawn, offering additional outdoor space wrapping around three sides of the property and leading to the adjoining outdoor storage bay.

**SERVICES:**

Mains electric and water. Solid fuel heating system and private drainage. Council Tax Band G. EPC Rating F.

**DIRECTIONS:**

From Monmouth take the B4293 road towards Chepstow and proceed for about 3 miles over the brow of the hill. Turn left at post signed The Narth and Whitebrook, continue down this lane for 1.4 miles and Woodview will be found in on the right after The Whitebrook restaurant.

**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



First Floor

