

Elm Cottage Tregare, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

Elm Cottage Tregare, Monmouth

Attractive south facing 3-bedroom cottage with panoramic countryside views set in a rural location in the popular hamlet of Tregare. Well-proportioned and in excellent condition having been tastefully upgraded and extended creating bright and airy rooms whilst retaining character features. Impressive mature garden with the important benefit of a fully functioning detached office. Off-road parking for up to 4 vehicles.

Offers Over £535,000

Traditionally constructed with a combination of textured rendered exterior and original stone with wooden double-glazed windows and doors set under pitched slate tiled roofs. The cottage combines a mixture of modern and character features including wooden panelled internal doors with wrought iron furniture, oak staircase, oak and hardwood sills, and stone fireplace with oak lintel on stone hearth and inset wood burner. Oil fired boiler providing domestic hot water and central heating to radiators throughout.

Approaching the property from the parking area via a wooden picket fence down paved pathway through part glazed wooden front door into:

ENTRANCE PORCH:

Window to side. Access to loft space. Cupboards and spaces for shoes and coats. Doors into the following:

W.C./UTILITY ROOM:

Obscured glazed window to front. Laminate worktop with cupboards below and matching cupboard above. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Low level white W.C.

KITCHEN /DINING AREA: 3.73m x 4.17m (12'3" x 13'8")/3.15m x 4.05m

Two windows to back and two windows to side with countryside views. Painted cupboards and drawers under laminate worktop with matching units above. One and a half bowl ceramic sink with drainer and mono mixer tap. Free standing Rangemaster double oven, grill and induction hob with tiled splashback and extractor fan above. Integrated Bosch dishwasher and space for American style fridge freezer. Oak island with cupboard units below and space for four stools.

LOUNGE: 6.63m x 3.74m (21'9" x 12'3")

Dual aspect windows to back and side with countryside views. French doors to back. Stairs to first floor. Natural stone fireplace with stone hearth and oak lintel above with inset wood burner. Opening into Study area.

FIRST FLOOR LANDING:

Skylight and eaves storage cupboard. Doors into the following:

BEDROOM ONE: 4.17m x 3.74m (13'8" x 12'3")

Dual aspect windows to front and side with countryside views.

BEDROOM TWO: 5.56m x 2.03m (18'3" x 6'8") (opening into 2.86m)

Window to side with countryside views. Skylight above. Storage unit above stairs.

BEDROOM THREE: 6.97m x 2.74m (22'10" x 8'12")

Dual aspect windows to back and side with countryside views. Skylight above.

FAMILY BATHROOM:

Obscured glazed window to front. Contemporary white suite comprising low level W.C., pedestal basin with mosaic tiled splashback. Mirror above. Shower cubicle with Bi-fold shower screen and white tiled surround. Enclosed roll top bath with shower mixer and mosaic tiled surround. Chrome heated towel rail.

OUTSIDE:

The Cottage is slightly elevated offering panoramic countryside views from all aspects of the property. The immaculate south facing gardens, which are fully enclosed by a picket fence and neatly trimmed hedgerow, are extremely versatile offering something for all the family with good-sized flat lawned areas, raised flower beds, hammock station, and gated section for utility area and vegetable patch. Outbuildings include timber cabin, office, double shed and double wood store. Fence lined parking area with off road parking for up to 4 vehicles. Side access gate and gravelled access to rear where there are raised flower beds and pathway leading to office.

OFFICE: 3.60m x 3.80m (11'10" x 12'6")

Double skin construction with red brick exterior and fully boarded and insulated internally. Accessed via French doors, two windows to side. Power and lighting. Integrated desk space with shelving above. Utility area with laminate worktop and space for fridge beneath.

TIMBER CABIN: 4.18m x 3.17m (13'9" x 10'5")

Window to back. Power and lighting. Part glazed timber door to front.

SERVICES:

Mains electricity and water. Oil fired central heating and domestic hot water. Septic tank drainage. Council tax band G. EPC rating D.

DIRECTIONS:

From Monmouth head southbound on A40. Exit at the Abergavenny junction and take the first right crossing the dual carriageway. Then take the immediate left sign posted Tregare. Follow this road until you reach the 'T' junction, then turn right and after approximately 500m the property is 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.



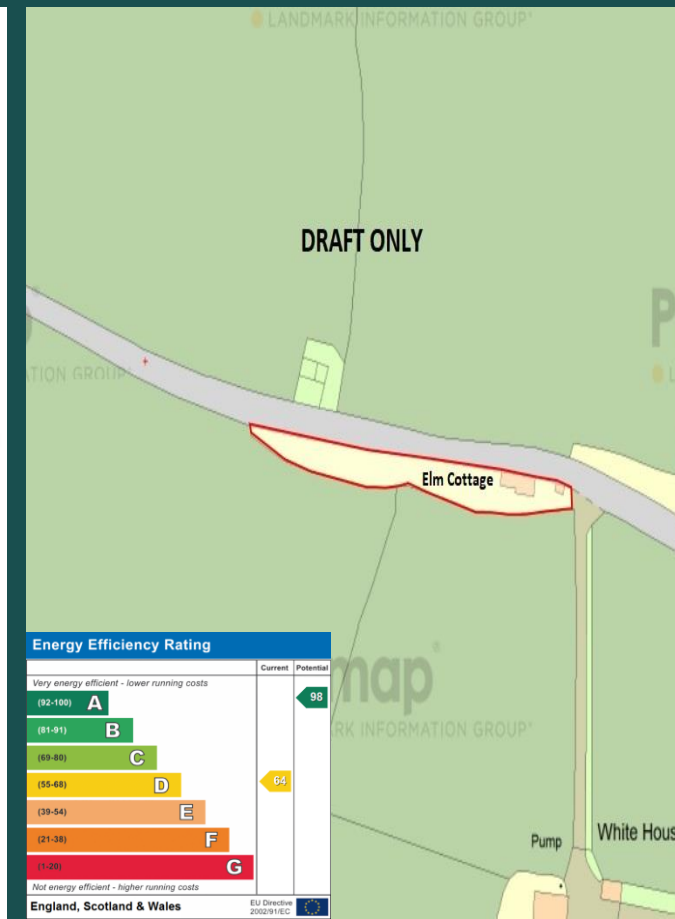




Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk