



MONMOUTH

Guide price **£425,000**



FIRWOOD

Manson Lane, Monmouth, Herefordshire NP25 5RD



Beautiful three-bedroom cottage
Lovely views over surrounding countryside
Well-proportioned throughout

Situated in a serene rural environment, this charming three-bedroom cottage is nestled away from the hustle and bustle on a peaceful countryside lane.

Its idyllic location offers picturesque, breathtaking countryside views, all within close proximity to Monmouth town centre.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands.

Main line railway stations can be found in both Hereford and Abergavenny.

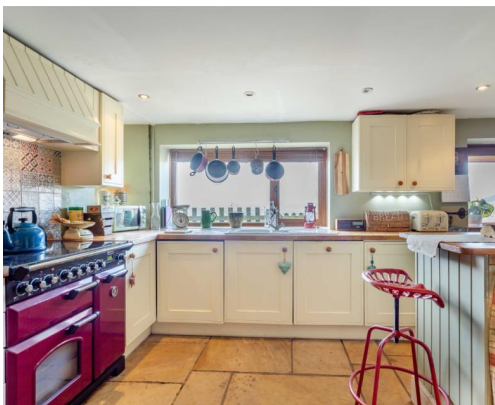


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KEY FEATURES

- Charming three-bedroom cottage
- Beautiful views over Monmouthshire & Black Mountains
- Rural location yet close to amenities
- Cottage style garden
- Ample, characterful living accommodation
- Parking and garage



STEP INSIDE



Upon stepping into this delightful cottage, you're welcomed by a porchway that leads into the spacious kitchen. Fitted with cream wall and base units complemented by sturdy oak worksurfaces and a convenient breakfast bar, the kitchen boasts a range cooker, integrated dishwasher, and washing machine. Through a picturesque window, the front aspect's stunning views are on full display.

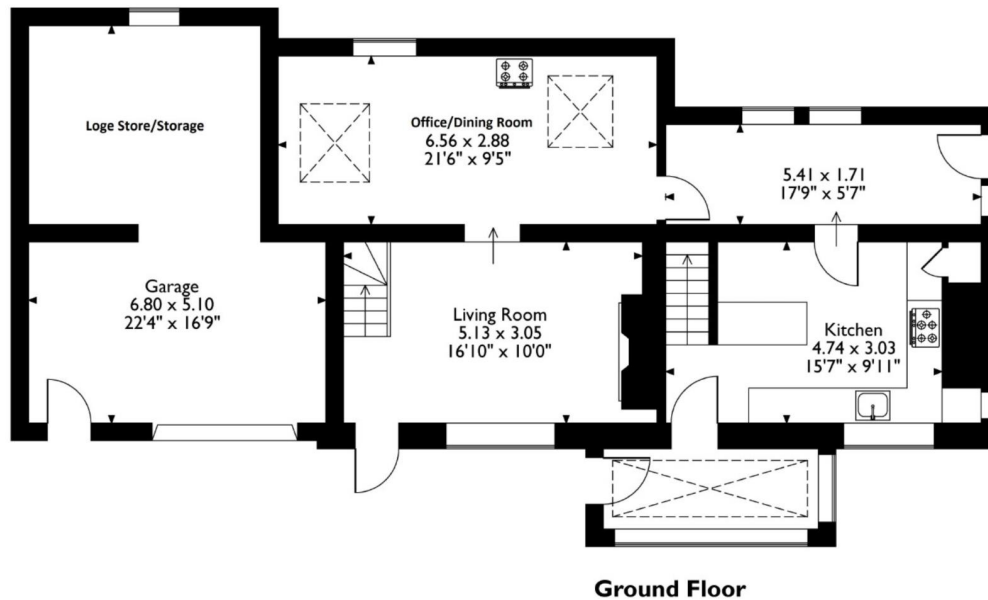
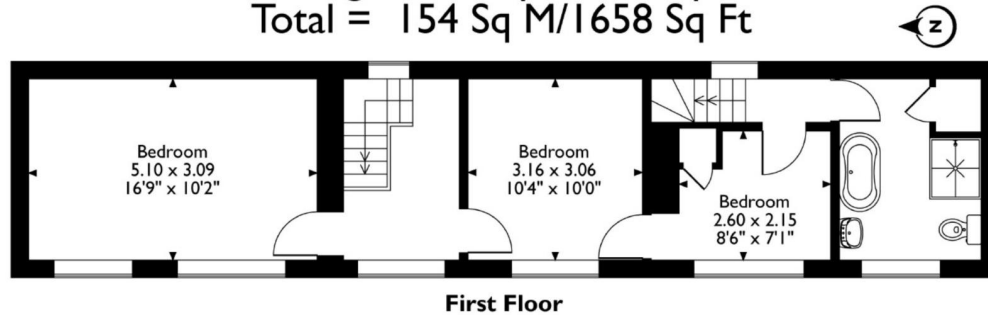
A door from the kitchen opens into a handy utility space, offering access to the garden and side aspect. One of the two staircases leading to the first floor is also accessible from the kitchen.

The living room serves as a captivating focal point of this charming cottage, featuring exposed brickwork and a cosy log burner, all while offering a large picture window framing the breathtaking scenery outside.

From the living room, you seamlessly transition into the office/dining room, where another log burner and exposed brick maintain the cottage's distinctive character.

The second staircase is conveniently situated within the living room, completing the seamless flow of this inviting space.

Approximate Gross Internal Area
 Main House = 123 Sq M/1324 Sq Ft
 Garage = 31 Sq M/334 Sq Ft
 Total = 154 Sq M/1658 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending from the living room staircase is the landing providing entry to the principal bedroom and additional bedrooms.

The principal bedroom is adorned with exposed beams, high ceilings, and two windows offering views to the front aspect.

Continuing from the landing, the second bedroom features high ceilings, exposed beams, and an open fireplace.

Accessed through the second staircase and bedroom two, bedroom three offers a good size with integrated storage.

The family bathroom has been thoughtfully modernised while preserving its original charm, boasting a stunning freestanding rolltop bath, walk-in shower, WC, and wash hand basin.

STEP OUTSIDE



Nestled along a serene country lane, the property offers parking space for two vehicles in front of the house, alongside a garage.

The charming cottage-style garden extends to the side of the property, predominantly laid to lawn, mature shrubs, and trees, perfectly framing the captivating views.

INFORMATION

Postcode: NP25 5RD

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

From Monmouth town centre, take the A466 Hereford Road, passing the Haberdasher's School for Girls. Pass The Royal Oak public house, and after a short distance turn left into Manson Lane. Follow the lane for 1.3 miles and the property is located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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