



MONMOUTH

Guide price **£595,000**



THE GABLES

Monmouth, Herefordshire NP25 5RQ



Characterful three/four-bedroom cottage
Versatile accommodation
Stunning gardens with surrounding views

The Gables is situated just outside the village of Welsh Newton and is set in undulating countryside surrounded by wonderful walks. Some three and a half miles away, Monmouth has a variety of independent shops, tempting tea rooms and coffee shops and both a Waitrose and an M&S Food. It boasts good leisure and recreation facilities and nearby world-class golf courses. Welsh Newton is in the catchment area for Monmouth's well-regarded state schools.

The Haberdashers' Monmouth independent boys' and girls' schools and the Llangattock School Monmouth with Monmouth Montessori Nursery are also nearby. From Monmouth, motorway links give easy access to Cardiff, Bristol and the Midlands, making Welsh Newton convenient for commuters.

The Gables, believed to have been part of the Pembridge Castle Estate and originally three cottages, now as one, has also been extended over the years and offers versatile and characterful living accommodation. All rooms have windows to several aspects making it a very light and airy property and taking in the stunning surrounding countryside along with its beautiful gardens.



Guide price
£595,000



KEY FEATURES

- Detached three/four-bedroom cottage
- Large open plan kitchen/living room
- Light & airy sun room
- Dining room/bedroom four
- En-suites to three bedrooms
- Stunning views over surrounding countryside



STEP INSIDE



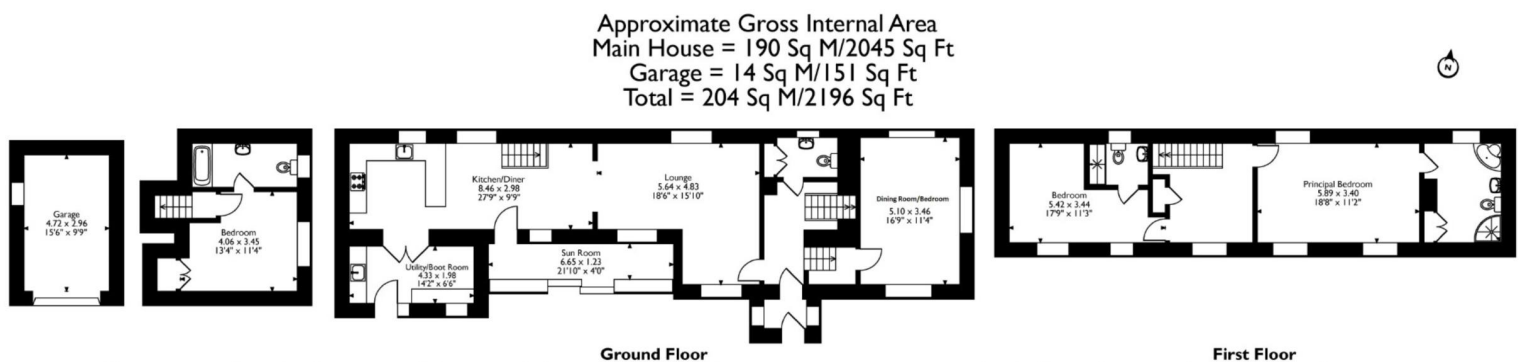
To the ground floor, there are several entrances with the main entrance having a useful porch leading to the inner hallway.

Off the hallway there are two sets of small stairways, one that leads up to the dining room which could equally be used as bedroom four.

This room has a fabulous aspect and several windows overlooking the gardens, open countryside and distant views to the Malvern Hills, Coppett Hill and Symonds Yat.

There is a useful modern cloakroom with storage off the hallway and a further stairway leading down to a double bedroom, again with a pleasant outlook, built-in wardrobes and a large ensuite bathroom.

From the hallway again you can access the lounge with a feature open fireplace, windows to front and rear aspects and seamlessly connecting to the open-plan kitchen/diner.



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.

There is also access to the wonderful sun room, ideal for relaxing with a morning coffee. The kitchen is well equipped with a range of wooden wall and base units and integrated appliances to include a dishwasher, fridge freezer and oven.

Off the kitchen is a generous utility room with additional wall and base units, ample space for white good appliances and door to the front gardens.

A staircase from the dining area leads to the first floor with a large landing which is ideal for a study or library.

There are two generous bedrooms to this floor, both with ensembles and wonderful aspects.

STEP OUTSIDE



To the front of the property, there is a driveway leading to the single garage and access to a large south facing patio area, ideal for alfresco dining.

To the east, there is an extensive well-manicured and landscaped garden with an array of mature shrubs and trees, raised flowerbeds, vegetable patch, potting shed, log store and storage shed. The gardens are truly breathtaking and are surrounded by rolling countryside.

INFORMATION

Postcode: NP25 5RQ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

Leaving Monmouth, take the Old Hereford Road (A466) through The Buckholt. Continue through Welsh Newton and shortly after leaving the village, The Gables will be located on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(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



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.