



MITCHEL TROY

Guide price £365,000



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# ASSUMPTA COTTAGE

Mitchel Troy, Monmouth, Monmouthshire NP25 4HX



Detached three-bedroom bungalow  
Character throughout  
Large garden

Three-bedroom detached bungalow bordering farmland, appreciating views of surrounding rural countryside and towards The Kymin. Still offering convenient access to Monmouth and the A449. The large garden is a true selling feature of this property and is an ideal garden for those of you with green fingers. It retains much character by being enclosed by a Grade II\* Listed high stone wall. This leads on to the history of the property, the grounds previously formed part of the Troy House estate which originally belonged to Blanche Herbert, Lady Troy, who retired in around 1550. Later went on to be owned by Charles Somerset (Marquess of Worcester) who in 1682 married Rebecca Child. Small pond, outbuilding and orchard provide a tranquil setting.

The property is set off a short country track yet within approximately 1 mile of Monmouth. Monmouth Town Centre has a charming high street with local shops, cafes and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4.



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### KEY FEATURES

- Three-bedroom detached bungalow
- Character and charm throughout
- Grade II\* feature walled garden
- Kitchen/breakfast room
- Large garden with surrounding countryside
- Mandarin stone tiled bathroom



# STEP INSIDE



As you enter this charming home, you are greeted by an entrance hallway with tiled flooring, wood doors and skirts adding to the flow of character throughout.

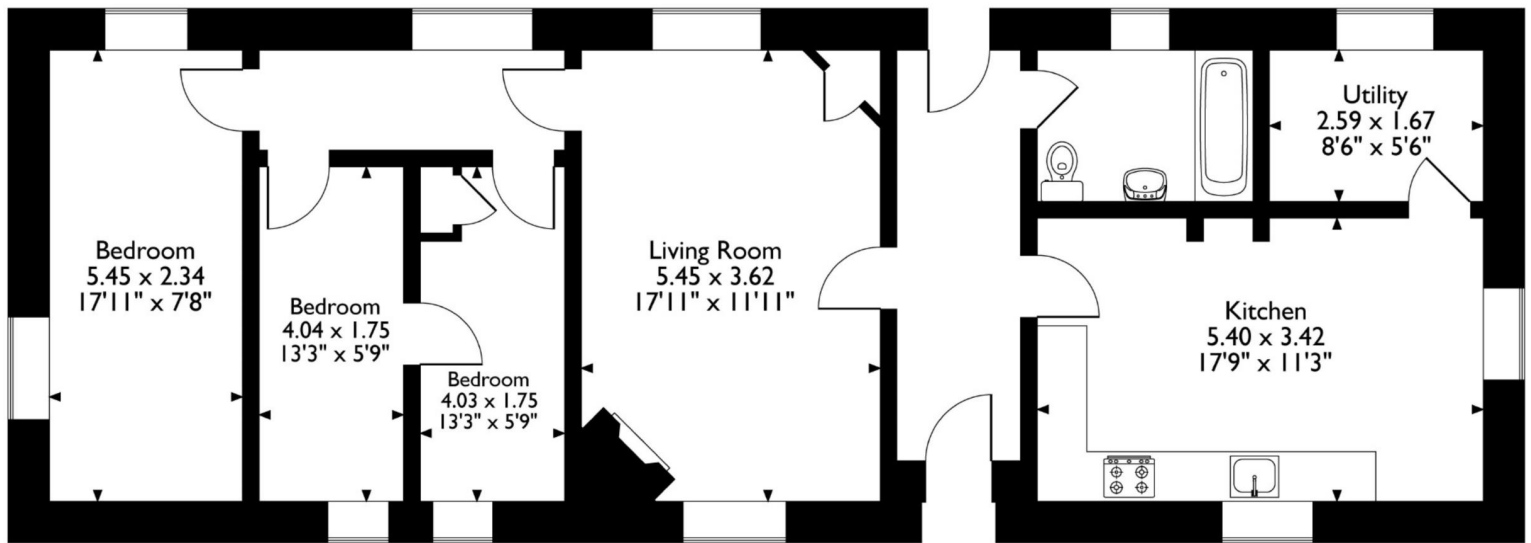
There is a rear entrance door at the end of the hallway giving access to the delightful and spacious garden. Off the hallway, you can access most of the rooms along with a further inner hallway giving access to the three bedrooms.

The farm style kitchen/breakfast room with an array of wooden base units and countertops with provision for appliances, Belfast sink, tiled floor and feature brick closed fireplace with wooden mantle.

There is a door to a useful utility room with plumbing for washing machine and space for tumble dryer.

The lounge is a spacious yet cosy room with AGA log burner, wooden flooring and oak framed dual aspect windows.

## Approximate Gross Internal Area 94 Sq M/1012 Sq Ft



### Ground Floor

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.

The family bathroom has recently been modernised with a three-piece suite and Mandarin Stone tiles to finish.

There are two single bedrooms with an interconnecting door and the principal bedroom is located at the end of the inner hallway with window overlooking the fabulous gardens.

# STEP OUTSIDE



The character of the property is continued into the large cottage style gardens which is enclosed by a Grade II\* Listed high stone wall. There is surrounding farmland and countryside and a high degree of privacy.

The current owners have put much care and thought into the garden with raised vegetable patches, large area to lawn, fruit trees along with mature planted borders.

#### AGENTS NOTE:

There is a tree subject to a TPO in the garden.

## INFORMATION

Postcode: NP25 4HX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: D





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and bar left onto Blestium Street. Continue over the bridge and turn left at the traffic lights. Take the second exit at the roundabout onto Portal Road. Follow the road around and turn left at the bottom of the hill. Continue down the lane where Assumpta Cottage can be round on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			104
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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