



ROCKFIELD

Guide price **£365,000**



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4 COTTAGE HOMES

Rockfield, Monmouth, Monmouthshire NP25 5SU



Grade II listed two-bedroom end terrace cottage
Lovely gardens with fantastic views
Beautiful original features throughout

Originally part of the Rolls estate, this beautifully built and designed Grade II listed two bedroomed end terrace cottage is one of four sought after Almshouses designed by Edwardian architect Sir Aston Webb.

Rockfield is a small village in Monmouthshire, located about two miles northwest of the town of Monmouth. Nestled in the scenic Wye Valley countryside, the village is known for its peaceful rural charm, historic buildings, and strong agricultural heritage.

One of Rockfield's most notable landmarks is St. Cenedlon's Church, a medieval church that dates back to the 12th century, reflecting the village's long history. The area is surrounded by rolling farmland, with traditional stone cottages and farmhouses adding to its picturesque appeal.

Despite its small size, Rockfield gained international recognition due to Rockfield Studios, one of the world's first residential recording studios. The studio has attracted legendary musicians over the decades, including Queen, Oasis, and Coldplay, making the village a quiet but significant location in rock music history.



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KEY FEATURES

- Grade II listed two-bedroom cottage
- Built in 1906 by the Rolls Estate
- Beautiful gardens with lovely views
- Sought after village location
- Stunning original features throughout
- Off road parking for two vehicles



STEP INSIDE



This distinctive Grade II Listed building, designed by the renowned architect Sir Aston Webb, was constructed in the early 1900s as part of the historic Hendre Estate, the former home of the esteemed Rolls family. It is situated on the outskirts of the picturesque village of Rockfield. Sir Aston Webb, a celebrated British architect, is best known for designing the principal facade of Buckingham Palace and the main building of the Victoria and Albert Museum.

As you step into the property, you are welcomed into the first reception room, currently used as a study but equally suited as a cosy sitting room or dining area. This charming space features a corner-set ornamental black cast iron fireplace, a picture rail, and a staircase with fitted bookshelves in the stairwell. A door from this versatile room leads to the ground-floor bedroom, which enjoys a delightful front aspect overlooking rolling fields and the surrounding countryside. This bedroom also benefits from built-in cupboards along one wall, complete with oak panelled doors.



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Upstairs, the landing leads to the principal bedroom, which features a Velux window offering breathtaking countryside views. This room also benefits from boarded eaves storage and built-in cupboards. Completing this charming home is the family bathroom.

STEP OUTSIDE



The front of the property features a neatly maintained garden and a private driveway for convenient parking. The rear garden enjoys a sunny aspect, boasting a level lawn, mature shrubs, and trees, all set against a picturesque backdrop of rolling fields. Additionally, there is a useful shed, providing extra storage for gardening tools and outdoor equipment.

INFORMATION

Postcode: NP25 5SU

Tenure: Freehold

Tax Band: E

Heating: Electric

Drainage: Private

EPC: TBC





DIRECTIONS

Leave Monmouth in the direction of Rockfield passing the Rockfield Estate and Rockfield Studios on the left-hand side. A little further on is a terrace of four Almshouses prior to the junction in the village and Number 4 Cottage Homes is the first property on the left.



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