



# WELSH NEWTON COMMON

Guide price **£550,000**



ARCHER & CO

# BOX COTTAGE

Welsh Newton Common, Monmouth, Herefordshire NP25 5RT



Detached three-bedroom chocolate box cottage  
Set in just over half an acre plot including stables  
Located in a small hamlet on outskirts of Monmouth

Welsh Newton Common is a tranquil hamlet located within the civil parish of Welsh Newton in Herefordshire, England. Positioned between the picturesque Monnow and Wye Valleys, it lies near the borderlands of England and Wales.

Welsh Newton Common offers a serene rural atmosphere, making it an appealing destination for those seeking a peaceful retreat amidst natural beauty. The surrounding countryside provides ample opportunities for outdoor activities such as walking and cycling, with trails that showcase the area's scenic landscapes.

Located just 5 miles from Monmouth Town, the town offers many local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



Guide price  
£550,000



### KEY FEATURES

- Three bedroom detached cottage
- Charm and character throughout
- Three reception rooms
- Set in just over half an acre plot including stables
- Adjacent purpose-built outbuilding



# STEP INSIDE



Entering the property through the rear oak-framed porch, you are welcomed into the impressive kitchen/breakfast room. This space immediately showcases the home's character and charm, which continues throughout, featuring exposed beams, oak latch doors, tiled floors, and beautiful brick and stone walling.

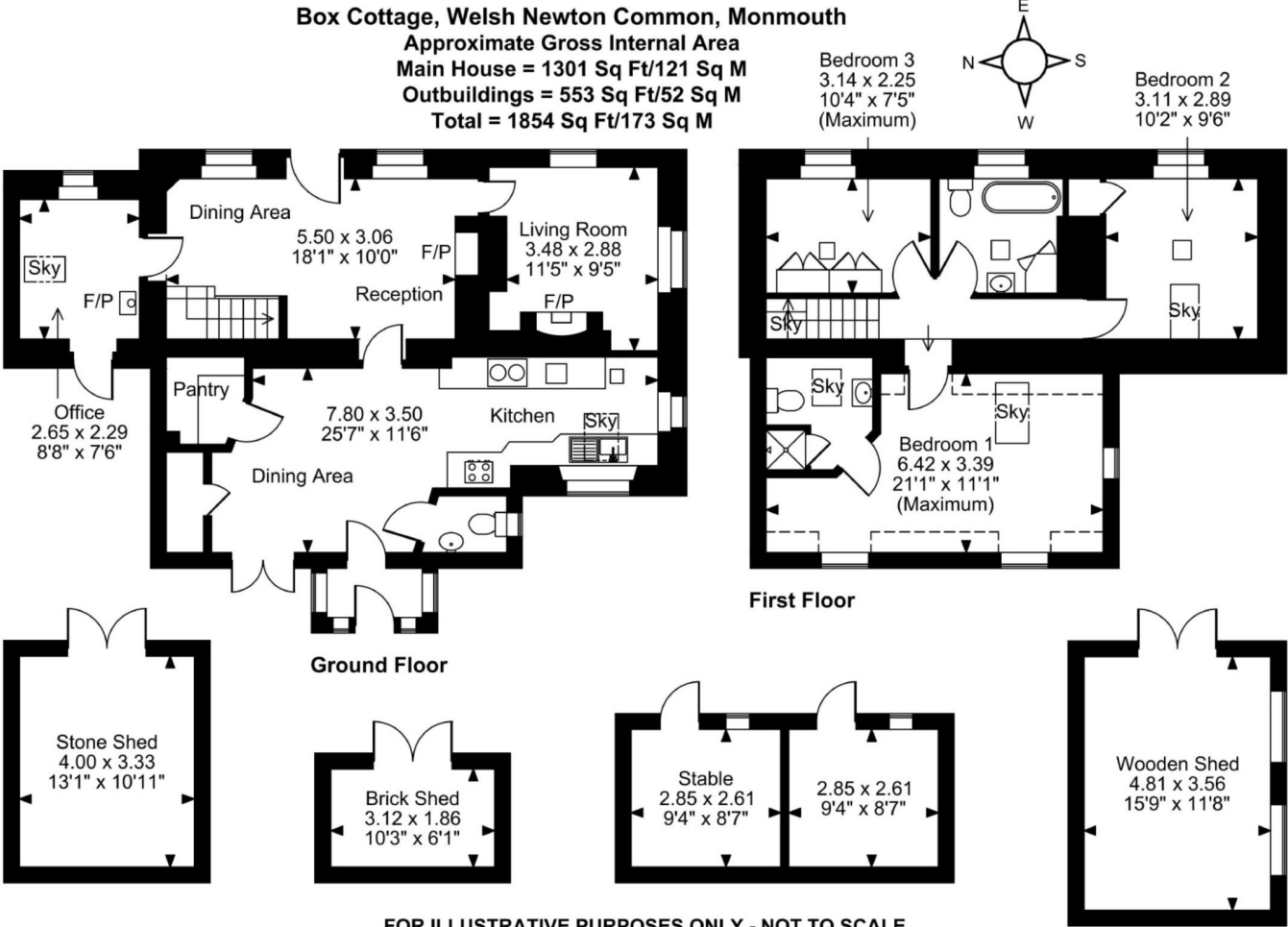
The kitchen is well-appointed with a wide range of base units, wooden countertops, and an impressive solid fuel Rayburn, complemented by a single oven with a four-ring induction hob. There is ample space for a fridge-freezer, along with plumbing and space for a dishwasher.

A standout feature is the large walk-in pantry, offering additional shelving, storage, wooden countertops, and plumbing for a washing machine. The room also provides plenty of space for a dining table and chairs, a further walk-in storage cupboard, and a convenient cloakroom.

From the kitchen, you step into the dining room, which features a striking fireplace and provides access to two additional reception rooms, the staircase to the first floor, and the front of the property.

A doorway leads from the dining room to the cosy sitting room, where windows to the front and side aspects fill the space with natural light. This room is further enhanced by an exposed stone fireplace with a wood-burning stove.

**Box Cottage, Welsh Newton Common, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 1301 Sq Ft/121 Sq M**  
**Outbuildings = 553 Sq Ft/52 Sq M**  
**Total = 1854 Sq Ft/173 Sq M**



Back through the dining room, you'll find a third reception room, ideal as a home office, with its own access to the rear garden. This room also boasts a charming log-burning stove, adding to its warmth and appeal.

Upstairs, the character of the home continues with original floorboards, exposed ceiling beams, and wooden latch doors leading to all rooms. The landing provides access to three bedrooms and the family bathroom.

The principal bedroom is a beautifully light and airy space, featuring a Velux window and two additional windows overlooking the rear gardens and countryside beyond. It also benefits from a modern en-suite shower room.

The two additional bedrooms include a spacious double and a generous single. Completing the first floor is the stunning family bathroom, featuring a freestanding roll-top bath, adding a touch of elegance to this charming home.

# STEP OUTSIDE



The property is approached via a gated driveway, offering ample parking for multiple vehicles. Surrounding the home are generous gardens on both sides, while a gated paddock extends to the rear. The grounds include a variety of outbuildings, such as two purpose-built stone storage sheds, a spacious modern wooden outhouse with power and lighting, stables, and a greenhouse. The beautifully maintained gardens feature mature plants, shrubs, and trees, creating a picturesque setting. Additionally, an extra outhouse is conveniently located adjacent to the property.

#### AGENT'S NOTE:

The oil fired boiler provides hot water and central heating and the property also benefits from a solar hot water system.

## INFORMATION

Postcode: NP25 5RT

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Private

EPC: D





## DIRECTIONS

From Monmouth take the Hereford Road (A466) for approximately 3.3 miles to Welsh Newton then turn right at the cenotaph and up the hill and take the first turning right signposted Welsh Newton Common. Follow the road for approximately 1 mile and continue past the Telephone box where Box Cottage can be found further up the road on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
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.