



# DINGESTOW

Guide price **£585,000**



ARCHER & Co



# TUMP COTTAGE

Dingestow, Monmouth, Monmouthshire NP25 4BG



Picturesque detached family home  
Immaculately presented throughout  
Beautiful gardens & ample off road parking

Situated between Raglan and Monmouth, Dingestow is a small village located four miles south-west 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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£585,000



## KEY FEATURES

- Immaculate detached cottage
- Three double bedrooms
- Exposed beams throughout
- Extensive gardens
- Driveway, car port & double garage
- Spectacular countryside views





# STEP INSIDE



Welcomed into the dining room, the stylish decor can be immediately admired, with natural stone flooring, a log burning fire and an imposing glass and oak staircase.

From the dining space, the living room/garden room can be accessed, which is an incredible feature of the property, with full length windows, beams to the ceilings and another cosy log burning fire.

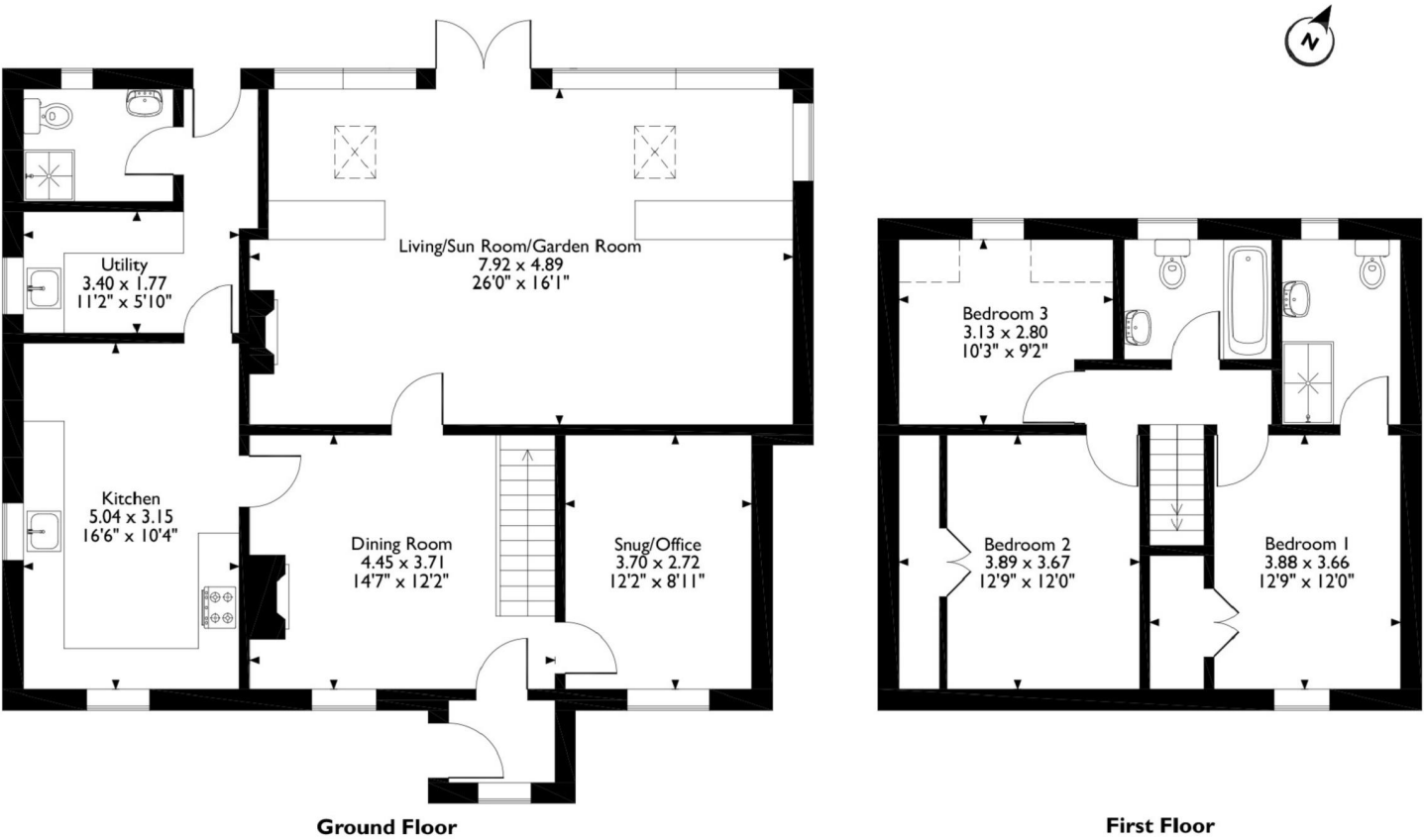
Double doors open to the patio and rear garden, making it superb for family living and entertaining.

Similarly, the kitchen and snug are accessed from the dining room.

The snug can be utilised to the owner's discretion and would alternatively make a great study or playroom.

The beautiful dual aspect kitchen has shaker style wall and base units, with integrated appliances to include a Belfast sink, wine cooler and imposing range master oven.

Approximate Gross Internal Area  
Main House = 145 Sq M/1561 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.

Exposed brick and further beams add wonderful character to the kitchen, while the soft colour palette and ceiling height keep the room contemporary.

From the kitchen, there is a useful utility room and a downstairs shower room with smart wall and floor tiling.

To the first floor there are three bedrooms, all of which are double with the principal and second rooms benefiting from fitted wardrobes, ideal for utilising space.

The principal boasts and en-suite shower room, while the family bathroom has a bath suite.

Traditional timber pine doors and the ceiling beams tastefully juxtapose the sleek modern finishes of the bathrooms, which include smooth wall and floor tiling and smart vanity wall lighting.



# STEP OUTSIDE



Externally, the property enjoys spectacular views, stretching across the roaming countryside.

The garden is mainly set to lawn, with several patio areas for entertaining and there are decorative ponds throughout.

Raised beds can be accessed to the side of the cottage garden, allowing for home-grown fresh fruit and vegetables.

The driveway provides ample parking in conjunction to the detached double garage.

## AGENT'S NOTE:

The property benefits from solar panels that are owned (14 panels inverter and a 9kw battery) currently on a feed in tariff of £0.15 /kwh until July 2025. Variable after that. Agreement is for 12 months and may be terminated at anytime. Income for the year to date to July 2025 is £261.

## INFORMATION

Postcode: NP25 4BG

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: C








## DIRECTIONS

From our Monmouth office, head south-west on Agincourt Square/B4293 towards Agincourt Street. Continue to follow B4293. At the roundabout, take the 2nd exit and stay on B4293. Turn left onto Cinderhill St/B4233/B4293. At the roundabout, take the 2nd exit onto Portal Rd/B4293. Continue to follow B4293. Continue straight onto Mitchel Troy. Slight left onto Dingestow. Continue straight onto Raglan. Continue onto Groesenon Road and the destination will be on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			105
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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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