



MONMOUTH

Guide price **£375,000**



FIRWOOD

Manson Lane, Monmouth, Herefordshire NP25 5RD



Beautiful three-bedroom cottage
Lovely views over surrounding countryside
Well-proportioned throughout

Situated in a serene rural environment, this charming three-bedroom cottage is nestled away from the hustle and bustle on a peaceful countryside lane.

Its idyllic location offers picturesque, breathtaking countryside views, all within close proximity to Monmouth town centre.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands.

Main line railway stations can be found in both Hereford and Abergavenny.

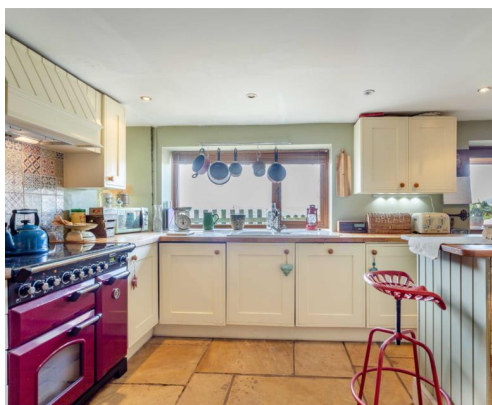


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KEY FEATURES

- Charming three-bedroom cottage
- Beautiful views over Monmouthshire and Black Mountains
- Rural location yet close to amenities
- Cottage style garden
- Ample, characterful living accommodation



STEP INSIDE



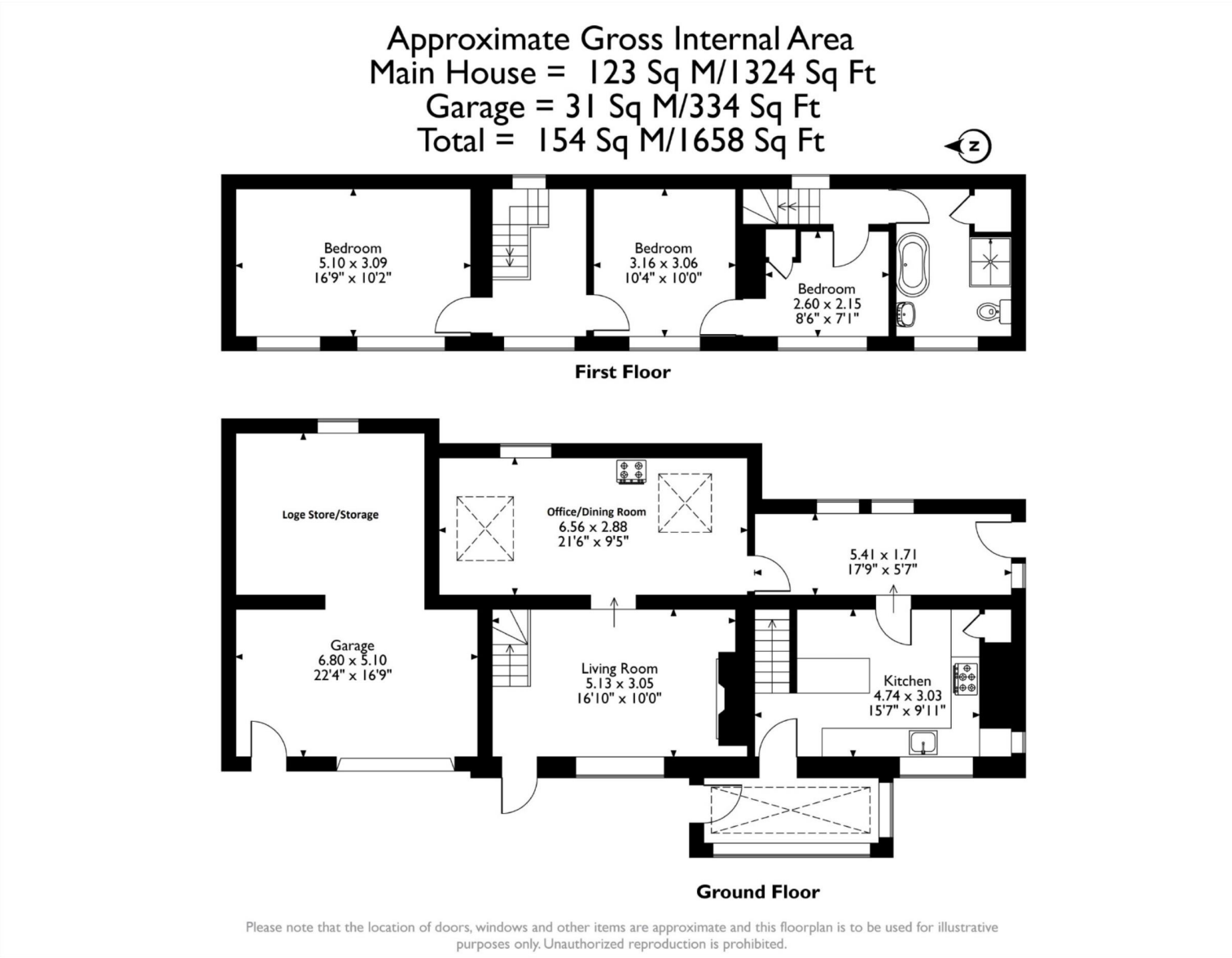
Upon stepping into this delightful cottage, you're welcomed by a porchway that leads into the spacious kitchen. Fitted with cream wall and base units complemented by sturdy oak worksurfaces and a convenient breakfast bar, the kitchen boasts a range cooker, integrated dishwasher, and washing machine. Through a picturesque window, the front aspect's stunning views are on full display.

A door from the kitchen opens into a handy utility space, offering access to the garden and side aspect. One of the two staircases leading to the first floor is also accessible from the kitchen.

The living room serves as a captivating focal point of this charming cottage, featuring exposed brickwork and a cosy log burner, all while offering a large picture window framing the breathtaking scenery outside.

From the living room, you seamlessly transition into the office/dining room, where another log burner and exposed brick maintain the cottage's distinctive character.

The second staircase is conveniently situated within the living room, completing the seamless flow of this inviting space.



STEP OUTSIDE



Nestled along a serene country lane, the property offers parking space for two vehicles in front of the house, alongside a garage. The charming cottage-style garden extends to the side of the property, predominantly laid to lawn, mature shrubs, and trees, perfectly framing the captivating views.

INFORMATION

Postcode: NP25 5RD
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Private
EPC: F





DIRECTIONS

From Monmouth town centre, take the A466 Hereford Road, passing the Haberdasher's School for Girls. Pass The Royal Oak public house, and after a short distance turn left into Manson Lane. Follow the lane for 1.3 miles and the property is located on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	28	77
EU Directive 2002/91/EC		

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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.