



3 Woodside
Welsh Newton Common | Monmouth | Monmouthshire | NP25 5RS

SELLER INSIGHT



3 Woodside has been our home since 2012. Nestled in tranquillity, it offered the perfect escape from the bustle of daily life. Though it required extensive work, we immediately saw its potential."

"Since moving in, we have undertaken a comprehensive modernisation, enhancing both the style and functionality of the home. One of our proudest updates was installing a Neville Johnson staircase in the snug, adding both character and craftsmanship."

"One of our favourite spaces is the lounge, it is mainly glass and is flooded with natural light, offering stunning panoramic views of the surrounding paddocks and rolling hills. Personally, I have loved sitting out on the balcony, taking in the landscape and peaceful atmosphere."

"This home has been wonderful for entertaining. We hosted a large family Christmas, and our Arctic cabin with a built-in BBQ has become a favourite gathering place among friends and neighbours. It has been the setting for book clubs, festive celebrations, and lively evenings cooking sausages over the fire. A particularly fond memory is the time spent renovating – weekends working in the garden with friends, ending the day gathered around a bonfire, sharing food and laughter."

"The garden is a true haven for wildlife, making it a delight for birdwatchers. A friendly buzzard regularly waits for the lawn to be mowed, while my beloved robin and wagtail, Bobby and Waggy, always make an appearance."

"We have dedicated time to restoring the paddocks, orchard, and woodland, transforming them from near wilderness to a flourishing landscape. In spring, we are rewarded with a stunning bluebell display, and our apple trees provide the perfect harvest for homemade pies. One of the most fulfilling aspects of living here has been the ability to bring the outdoors in, creating a home that is truly in harmony with nature."

"The community is another highlight, with an active social scene and a strong sense of togetherness. We have enjoyed playing golf with neighbours at South Herefordshire and Monmouth Golf Club. A weekly walking group has been a fantastic way to explore the valley, and we are always rallying together for marathons and charity walks."

"The local Church in Welsh Newton is an integral part of the community, where I have been proud to contribute through monthly donations. Many villagers also take part in the annual pantomime in Llangrove, making it a lively and welcoming place to live."

*"There is so much I will deeply miss—summer evenings under the canopy, cooking on the firepit at the bottom of the paddock, and the warmth of the bonfire. Having worked in London, this home has been my sanctuary, offering a place of calm. 3 Woodside has been a space of joy, peace, and community, and I hope it brings its next owners as much happiness as it has given us."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

3 Woodside

Tranquil six-bedroomed rural retreat on the Monmouthshire/Herefordshire border with panoramic views of the fields, hills and woodland and good road links. This impressive property combines the charm of a stone-built cottage with modern extensions and is set within 3.75 acres, with paddocks and stables for horses or livestock, woodland and extensive gardens for entertaining.

Location and situation

Welsh Newton Common is a large area of registered common land on the Monmouthshire/Herefordshire border. Close by is the small, vibrant and sociable village of Welsh Newton, which has a centuries-old church, a listed 18th century parsonage house and several farms.

The open countryside around Welsh Newton makes this a lovely spot for walkers, horse riding and other outdoor activities. South Herefordshire and Monmouth Golf Clubs within easy driving distance.

Welsh Newton lies just over three miles from Monmouth and eight south west from Ross-on-Wye, both of which have a fine array of shops, services and exceptional schools, including the Haberdashers' independent schools for boys and girls in Monmouth. Monmouth has a branch of Waitrose. Gloucester, which has direct trains to London, is 26 miles away. Newport is around 30 miles away, Bristol 37 miles and Cardiff 40 miles. The M48, which provides access to the M4, is 22 miles away.

Step inside:

The light-filled, spacious hallway at 3 Woodside sets the tone for the rest of the house, with its modern front door, tiled floor and beautiful contemporary wooden internal doors.

Lying immediately beyond it is the original cottage, which has plenty of charm with its stone walls, fire places and cosy smaller rooms that are perfect for office spaces, snugs and playrooms.

Serving this part of the house is a stylish cloakroom with marble-effect tiling on the floors and walls.

An extension, skilfully blended with the older parts of the property, is tailor-made for modern lifestyles.

The large sitting room covers 11.40m by 8.94m (37ft by 29.4ft) and is designed to make the most of the wonderful views of the paddocks and rolling hills, with a large picture window and bi-fold doors that allow light to flood in and seamlessly link with the garden outside. There's a fireplace with a feature woodburning stove and at the far end, partially bordered by a glass half-wall, is a raised dining room offering enough space for a large table.

The roomy and stylish bespoke kitchen/breakfast room lies close-by and is designed for keen cooks, with plenty of natural stone worktops, cream fitted units and a large island unit with a sink. The carefully chosen high-end appliances include makes such as Gaggenau, and a Quooker hot water tap. This area is flooded with natural light from a large window that frames a view of the garden and bi-fold doors leading to a terrace.

There's space for a smaller dining table for more intimate meals too.

Included within the extension, but with a large external door, is a purpose-built workshop. There's a practical utility room with generous storage cupboards and shelves, a room currently used as a gym and a useful cloakroom.





STEP INSIDE

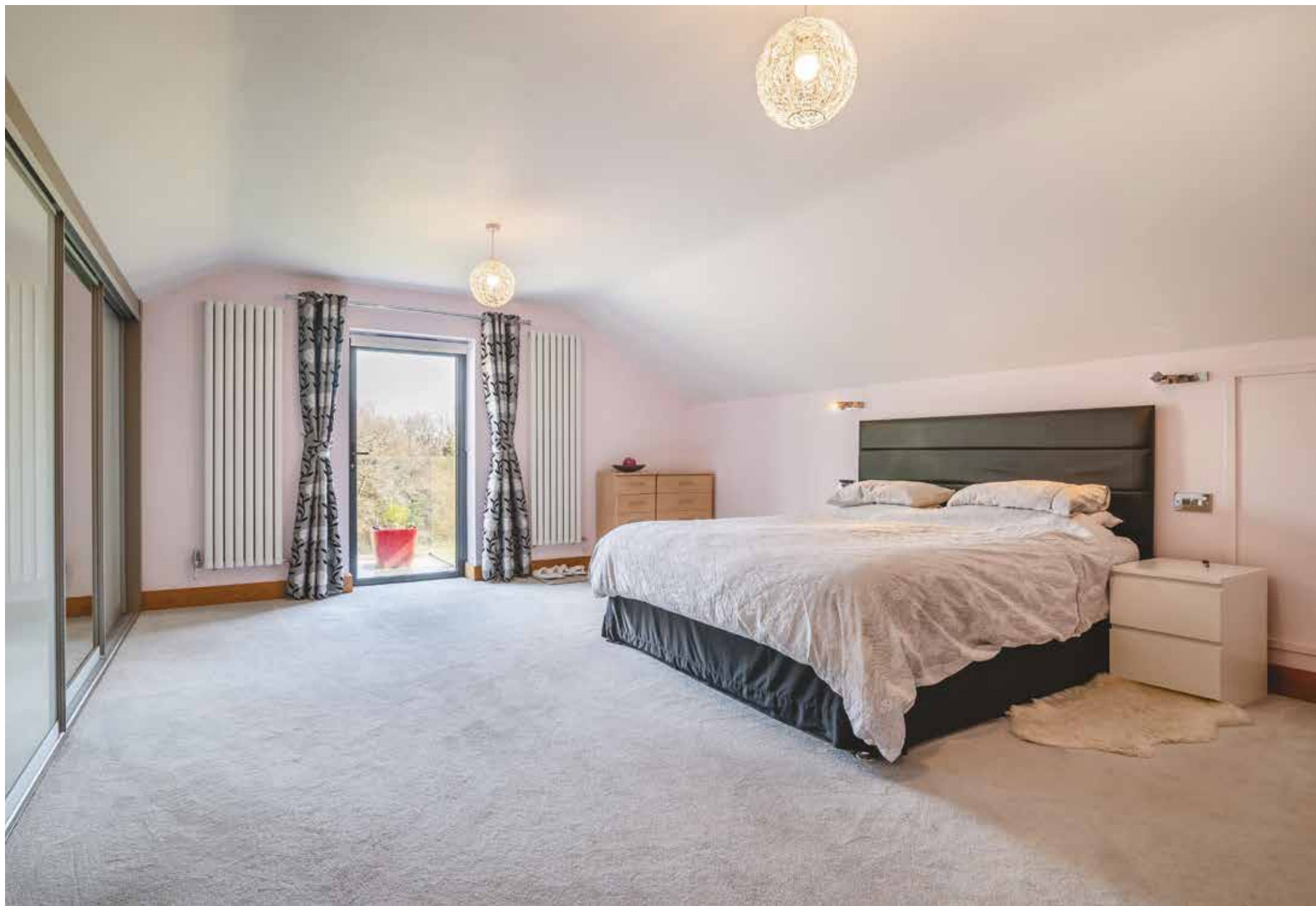
3 Woodside

A beautiful wooden staircase by Neville Johnson leads from the snug in the older part of the house to the first floor, with its six generously proportioned bedrooms.

The master bedroom is a sanctuary, with its impressive floorspace augmented by a glass-panelled balcony that looks out over the landscaped gardens. This light-filled room has mirrored wardrobes and a luxurious en suite shower room with a wc and sink.

Two other bedrooms have en suites and there's a family bathroom.













STEP OUTSIDE

3 Woodside

The 3.75 acres surrounding 3 Woodside are a nature-rich haven, consisting of landscaped gardens, paddocks, private woodland and a mature orchard.

The landscaped gardens include a pond and rockery, rolling lawns, trees and shrubs and a charming and cosy wooden arctic cabin with its own barbecue, which is perfect for entertaining friends. The garden is filled with quiet nooks for sitting and watching wildlife and there is a lovely terrace, part of which is sheltered by a wall, making it a perfect spot for relaxing and enjoying the countryside views.

The paddocks are surrounded by post and rail fencing and five-bar gates and are served by a stable block. A circular walk from the paddocks leads through the private woodland, which fills with bluebells in the spring.

3 Woodside is reached along a quiet lane, has a large area for parking and provides easy access to the surrounding countryside.





Woodside, Welsh Newton Common, Monmouth

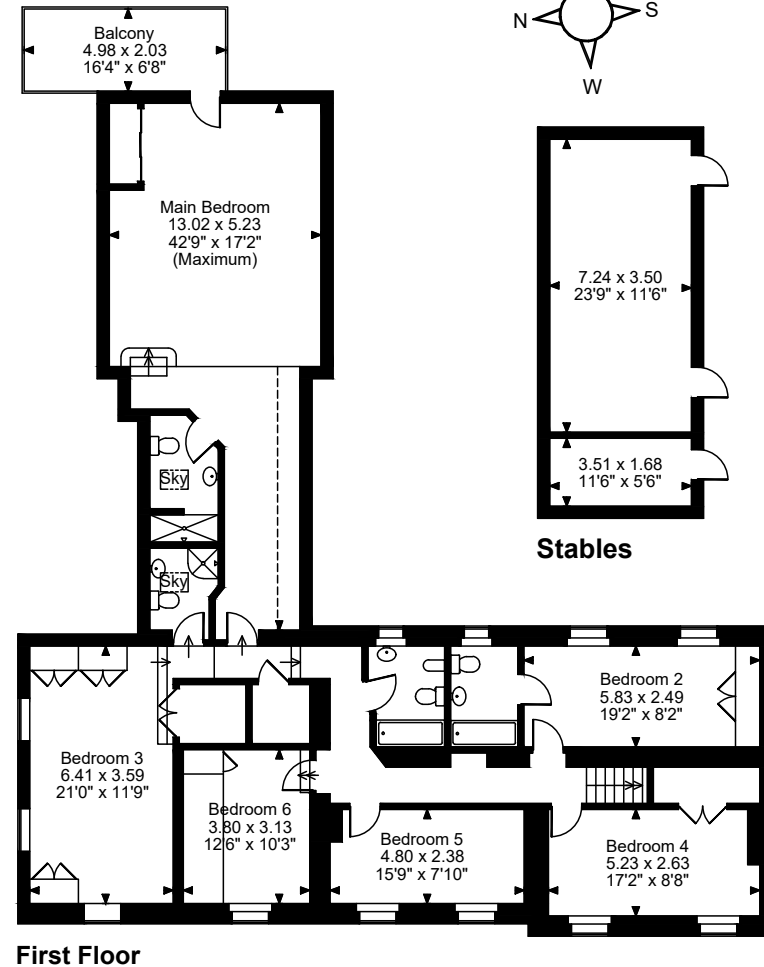
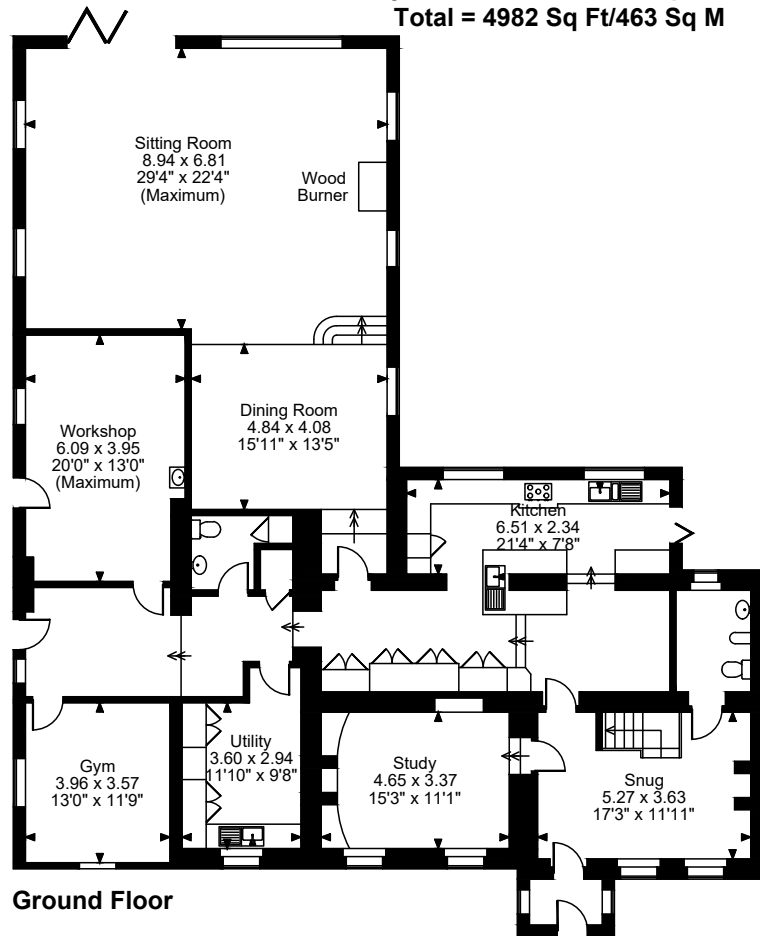
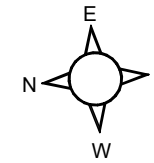
Approximate Gross Internal Area

Main House = 4640 Sq Ft/431 Sq M

Stables = 342 Sq Ft/32 Sq M

Balcony external area = 109 Sq Ft/10 Sq M

Total = 4982 Sq Ft/463 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8637647/OHL

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Fine & Country (Chepstow) Ltd Company Reg. No. 13925383. Registered office address: 2 Agincourt Square, Monmouth, NP25 3BT Printed



follow Fine & Country Monmouth on



Fine & Country Monmouth
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01600 775930 | monmouth@fineandcountry.com

