



MINNETTS LANE, ROGIET, CALDICOT

NP26



LOWER MINNETTS, MINNETTS LANE, ROGIET, CALDICOT

A private equestrian home situated on a quiet lane with panoramic estuary views, next to Slade Wood and just 30 minutes from Bristol and Cardiff.

			EPC
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Local Authority: Monmouthshire County Council
Council Tax band: G
Tenure: Freehold

Guide Price: £850,000



THE PROPERTY

The house, set in approximately 6 acres and with a further 5 acres available by separate negotiation across the lane, sits behind electronic gates, is not listed and offers 5 bedrooms, 3 bathrooms and 2 reception rooms, a beautifully appointed kitchen, a vast utility room and a guest cloakroom. There is an array of outbuildings and a fully functioning livery yard with stabling for 9 horses.

There's an immediate opportunity to add your own personality to the home, as the vendors have nearly completed a full refurbishment—leaving just some decorating and floor finishes on the landing and in the bedrooms for the new owners to complete to their own taste.





An added advantage is that given the existence of a ground floor bedroom with en-suite shower, Lower Minnetts could easily be utilised as two properties for multi-generational living, a holiday let or be seen as a future proof home.

The fact the property is not listed offers the increased likelihood of extension and conversion of the vast array of stables and outbuildings (subject to necessary consents) to suit any requirements as a family home or holiday let operation.

As it is, the equestrian facility it is comprehensive. Situated away from the house and closer to the lane, the stone stable blocks and yard comprise 9 stables, 2 tack rooms (1 heated as a drying room), guest cloakroom, feed store, hay barn, wash bay and an additional storage shed. These facilities are enhanced by a menage, a horse walker, direct access to 6 acres, divided into paddocks and wonderful hacking and trekking through the adjoining Slade Woods.

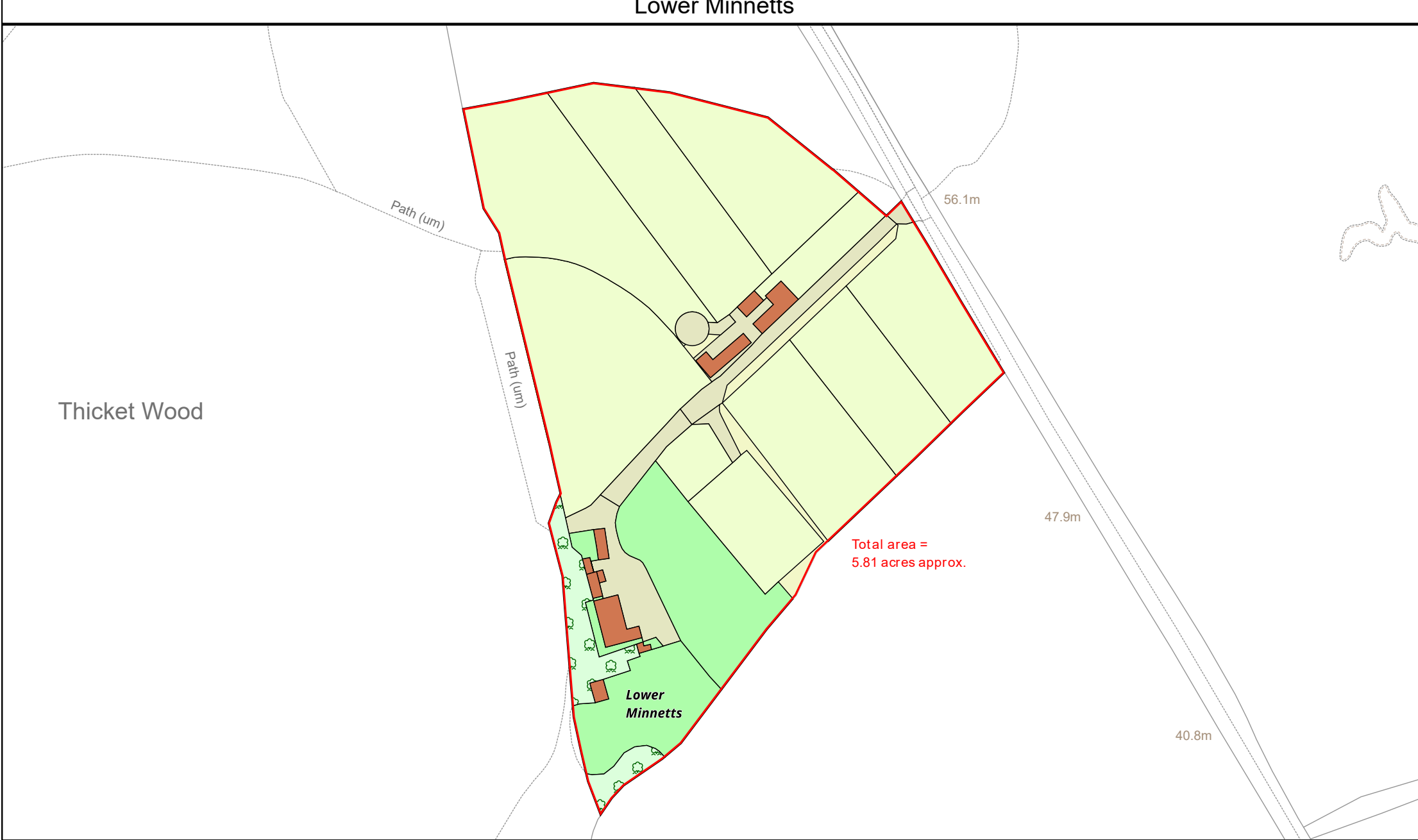


There are further outbuildings close to the main house which could easily 'tap in' to the existing services if converted to additional accommodation. This is a wonderful opportunity for any prospective purchaser whether looking for an occasional or temporary escape from the city, a manageable equestrian facility for the family, entrepreneurs looking for holiday let/livery businesses or someone simply wanting a wonderful home within touching distance of so much the region has to offer.

LOCATION

Rogiet is a welcoming attractive village in Monmouthshire, ideally positioned between the Severn bridges and the scenic Wye Valley. With excellent transport links, including its own railway station with direct services to Cardiff, Bristol and beyond, Rogiet is perfect for commuters while retaining a peaceful, rural charm. The village offers a strong sense of community, local amenities, and easy access to countryside walks, cycling routes and the nearby Severn Estuary.



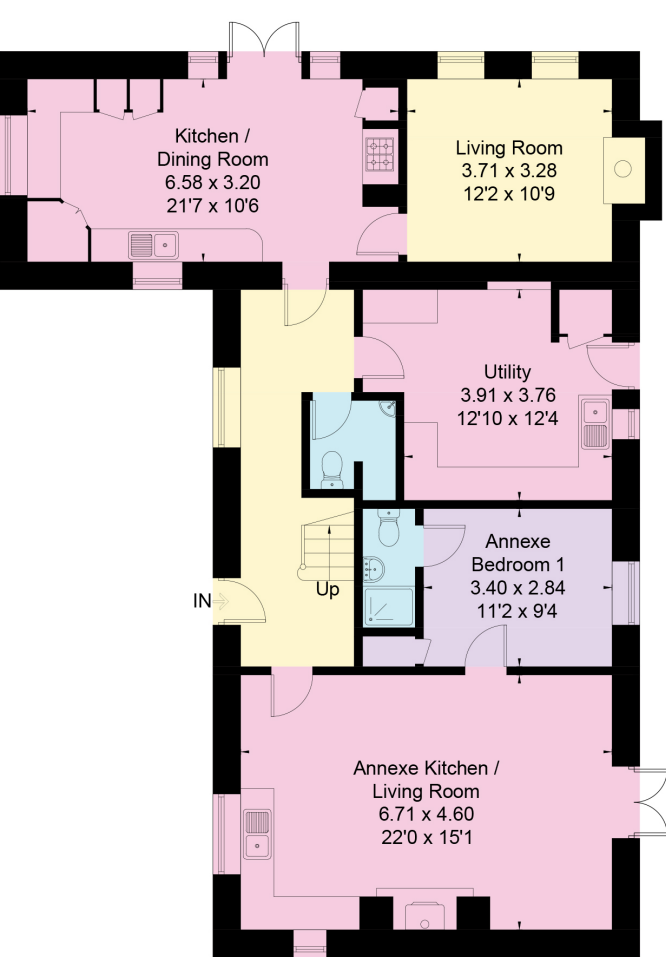


Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 14:10:25	Drawn By: CW	Scale: 1:1700 @ A4	Plan Ref: 20607
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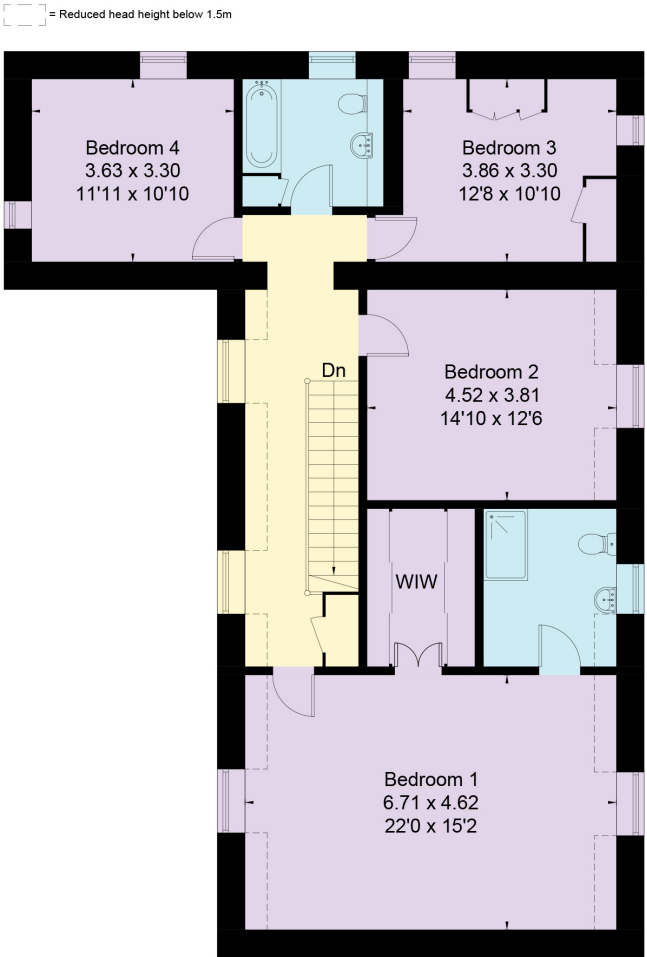
Approximate Floor Area = 230.9 sq m / 2486 sq ft



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Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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