



Cider Mill Cottage
Buckholt | Monmouth | Monmouthshire | NP25

Step inside

Cider Mill Cottage

- **Most attractive extended character property**
- **Offering much charm with original features**
- **Beautifully presented living accommodation**
- **Enhanced with a contemporary style**
- **Bordering pretty stream and woodland**
- **Driveway and parking, garden with terrace**

Situated in a semi-rural setting on the outskirts of Town, with idyllic country features, bordering pretty stream and woodland. Distant views through the valley towards Monmouth. The original cottage has been extended to provide a comfortable family living arrangement, combined with more modern and up to date features. Internally the accommodation is beautifully presented and styled to blend the original character of a property this age along with the comforts of modern living. The accommodation briefly comprises; Sky Room with attractive feature vaulted glazed roof edged with recessed downlighters, underfloor heating which flows through to the Dining Room, Kitchen utility and W.C. Painted stone fireplace with multi-fuel stove, exposed ceiling beams, opening through to splendid Kitchen/Breakfast Room. Contemporary design with fitted Rotpunkt units comprising soft closing deep pan drawers having sliding drawer within. Oven one – Integrated SMEG pyrolytic (high heat automatic self cleaning) oven/grill, Oven two – Integrated single oven/grill/microwave above the integrated SMEG warmer draw. Recessed pull-out larder drawers with racks. Peninsular island with Siemens induction hob. Matching wooden work surfaces with further wall cupboards and downlighters. Glazed Bi-fold door draws back and allows the room to flow out into the garden. Opening through to useful Utility Area with fitted storage cupboards, sink and window above to rear. Door to W.C., also housing the boiler. Sitting Room steps down from the Dining Area. A triple aspect room with views and French doors overlooking woodland. Stone fireplace with feature gas stove. Staircase to first floor.

On the First Floor; Landing area which leads along through to the original cottage, where the private Master suite is situated. Bedroom one with view to front aspect, exposed roof timbers, storage within the eaves. Inner Hall leading to Dressing Room/Bedroom 4 with fitted wardrobe, window to rear. Door leading to Shower Room with twin basin vanity unit, recessed uplighters. Shower cubicle with overhead rain shower. Low level W.C.. Two further Bedrooms and Shower Room.

STEP OUTSIDE

There is a gravelled drive, parking area leading to a gated front garden with gravelled path leading to the front door; with planted beds along the borders. The rear of the property enjoys a delightful terraced seating area, ideal for entertaining and overlooks the pretty stream at the lower boundary. There is a useful storage Cellar accessed from outside which is situated beneath the Sitting Room. A more natural uncultivated area runs along the far end of the front garden.

LOCATION

Situated approximately 3 miles from Town. With access to nearby villages of Llangrove and Garway both benefitting from a Primary School and Pub. Monmouth is proud of its independent and Comprehensive Schools and Sports facilities. Excellent walks along the Wye Valley and Kymin. There is a good variety of independent local shops along with more well known High Street names.

DIRECTIONS

Proceed out of Monmouth on the A466 Hereford road. Travel past the Royal Oak pub/restaurant. Continue in to the Buckholt and the property will be found on the right hand side as denoted by the Agent's For Sale board.

SERVICES

We understand the property is connected to main electricity and water. Private drainage.

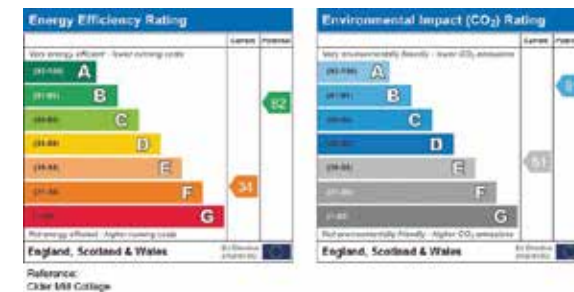
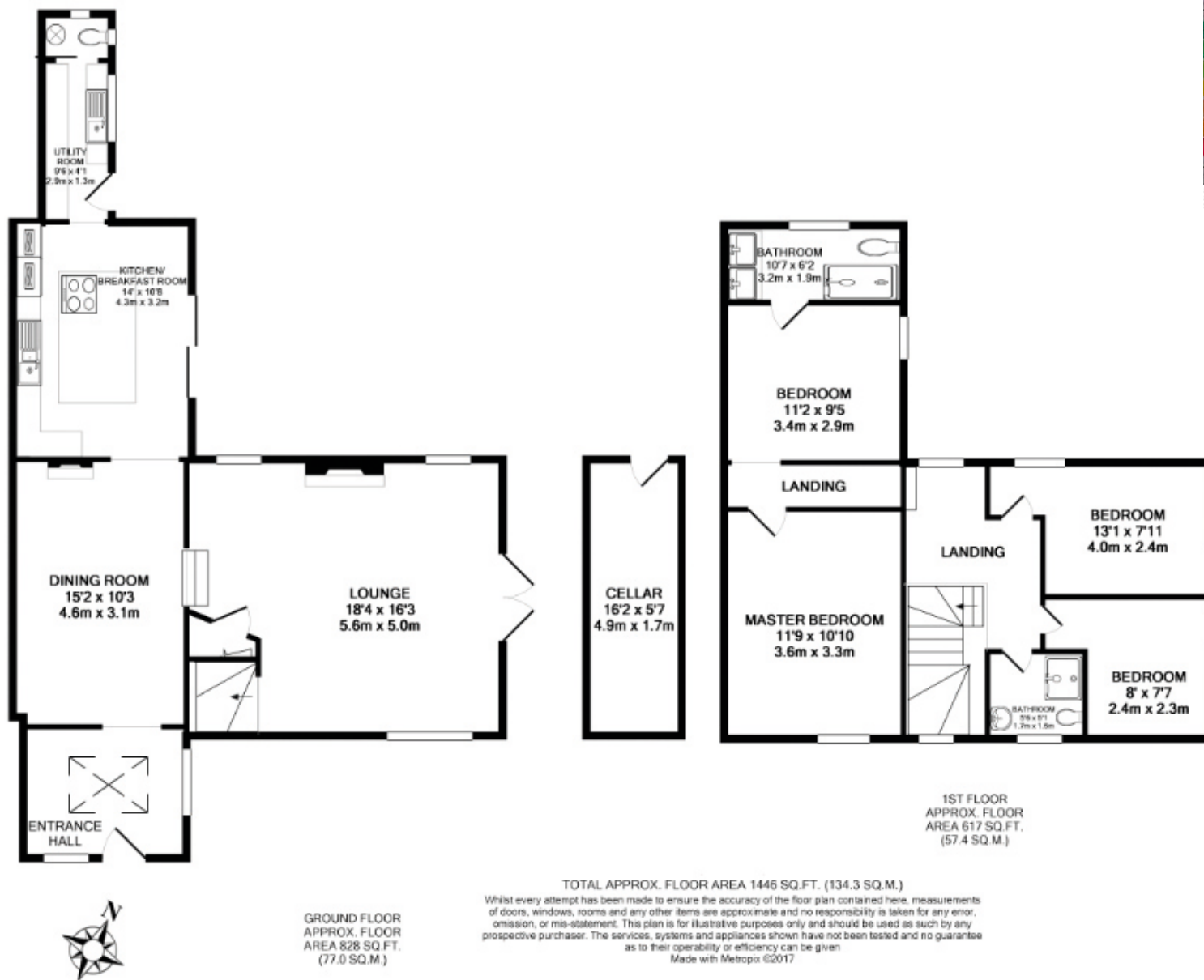
TENURE

Freehold

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.





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 © 2017 Fine & Country Ltd. Parrys Property (Abergavenny) LLP Registered Office : 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC314727" Printed



Fine & Country
Tel: +44 (0)1600 775930
monmouth@parrys.com
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT