



KINGCOED

Guide price **£650,000**



WOOD COTTAGE

Raglan, Monmouthshire NP15 1DS



Detached cottage set in village location
Stunning, far reaching views
Three double bedrooms

This beautiful cottage is tucked away in the sought after village of Kingcoed and is situated in an elevated position with far reaching vistas over Monmouthshire countryside. Kingcoed is a picturesque village on the outskirts of Raglan with convenient access to all the facilities Raglan has to offer, including schools, doctors surgeries and shops. There are also many places to eat and socialise in Raglan and nearby Usk, including the well renowned White Hare Distillery. Monmouthshire is renowned for it's spectacular countryside and outdoor pursuits, plus you have the nearby Bannau Brycheiniog (Brecon Beacons) for those who enjoy more vigorous mountain activities.

Further afield are the larger towns of Monmouth and Chepstow where more facilities can be found including more prominent High Street shops such as Waitrose, Boots and major supermarkets. In addition, there are excellent transport links to the nearby cities of Cardiff, Bristol and Newport for those wishing to commute.



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KEY FEATURES

- Detached cottage
- Available for the first time in a generation
- Three double bedrooms
- Three reception rooms
- Far reaching views
- Generous gardens and double garage



STEP INSIDE



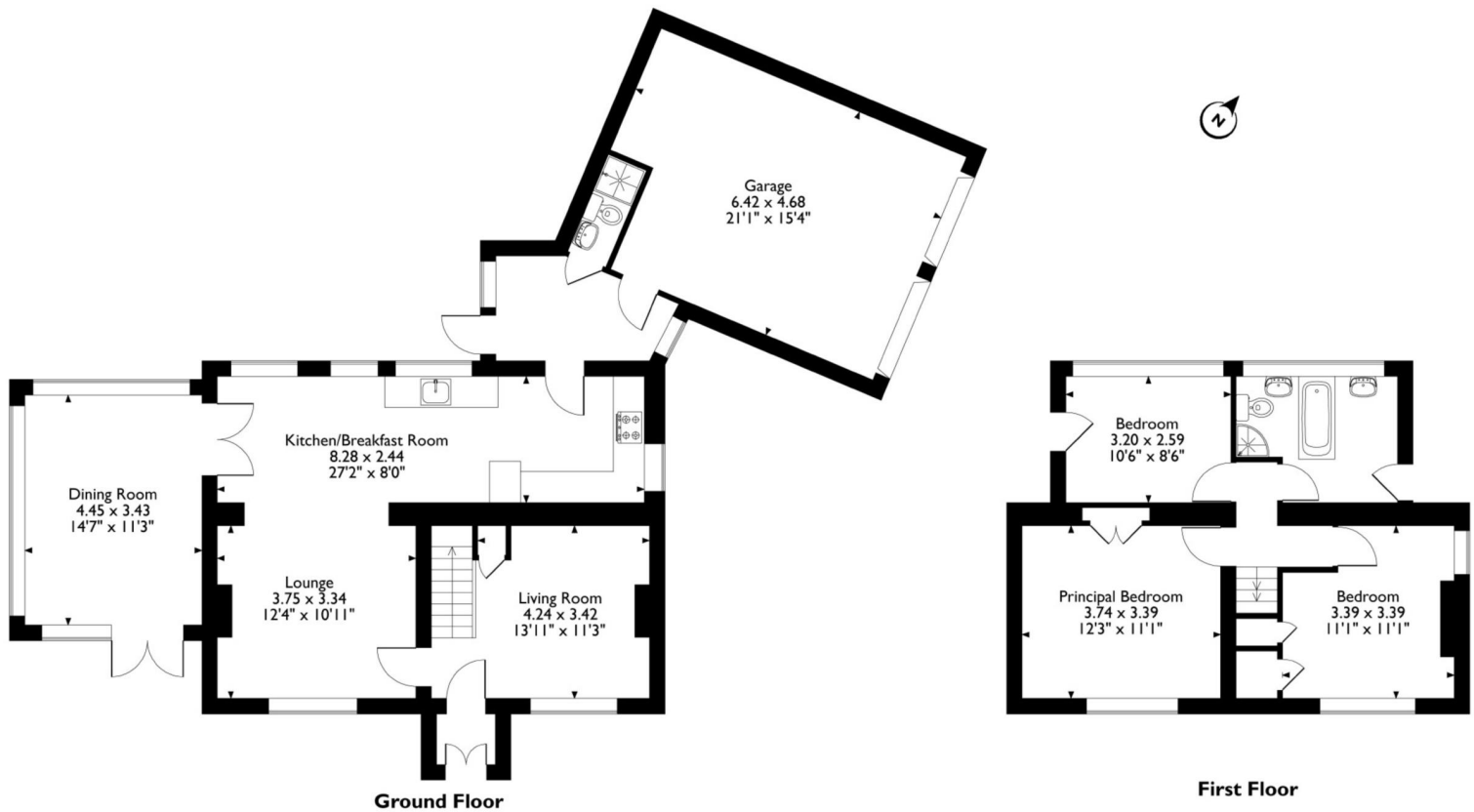
As you step into this picturesque country home, you are welcomed by a charming entrance hallway featuring a pitched roof that adds character to the space. The first impression is one of warmth and homeliness.

To the right of the entrance hallway lies the inviting sitting room. This room boasts a PVC double-glazed window that overlooks the front garden, allowing an abundance of natural light to fill the space. The staircase to the first floor is conveniently located in this room, with storage cupboards tucked neatly beneath it, making efficient use of the available space.

The second reception room is a delightful space, accentuated by another PVC double-glazed window offering views of the front garden. The focal point of this room is a beautiful stone chimney breast housing a wood burner, which not only adds a touch of rustic charm but also provides a cozy atmosphere. This room seamlessly flows into the dining area and kitchen, creating an open and inviting living space.

The kitchen is a true masterpiece, with its solid Oak wall and base units by the renowned kitchen manufacturer, Quails. The solid wood work surfaces add an elegant touch to the space, and the presence of an Aga stove infuses the kitchen with a sense of timeless appeal, perfect for preparing meals and creating lasting memories.

Approximate Gross Internal Area
154 Sq M/1658 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.

Connected to the dining area through double French doors is a third reception room, offering an abundance of natural light through its triple-aspect windows. This room is a true gem, allowing you to bask in the breathtaking south-westerly views over the picturesque Monmouthshire countryside. The view extends over the meticulously maintained gardens surrounding the cottage, creating a serene and idyllic setting.

A rear inner hallway accessible from the kitchen, leads to a convenient downstairs toilet/shower room and the attached double garage. This space not only accommodates your vehicles but also provides a convenient utility area with plumbing for a washing machine and additional appliance space.

Ascending to the first floor, you'll discover three generously sized double bedrooms, each offering its unique charm.

A family bathroom awaits, adorned with a white suite that includes a luxurious roll-top bath, his and hers washbasins, a toilet, and a separate shower cubicle.

STEP OUTSIDE



The exterior of this property unfolds as a tranquil garden haven, spreading across just under one-third of an acre. A generous, meticulously maintained lawn serves as the canvas for this outdoor oasis. It offers ample space for outdoor activities and gatherings, providing a sense of serenity and openness.

Nature's artwork is on full display here, with well-stocked hedge borders that encircle the property. These hedges, interspersed with fruit trees and vibrant flowers, create a tapestry of colours and provide pockets of delightful shade. In every season, the garden offers a changing panorama of natural beauty.

For those with green fingers, a greenhouse stands ready to nurture your gardening aspirations, allowing you to cultivate your favourite plants and blooms. Adding to the charm is a timber summerhouse, a cosy retreat where you can unwind and savour the stunning surrounding views, a perfect spot to bask in the beauty of the outdoors.

Practicality meets convenience with a double garage featuring twin vehicular doors, offering ample storage for vehicles and equipment. An accommodating driveway provides space for up to three vehicles, ensuring hassle-free parking for both residents and guests.

INFORMATION

Postcode: NP15 1DS

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: TBC





DIRECTIONS

From the A40 at Raglan, take the Groesonen Road towards Dingestow. Passing Frank Sutton's Tractor Dealership, take your next right signposted Kingcoed. Follow this road for approximately 2 miles and the property will be found on the right hand side as you enter Kingcoed village.



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