



Floodbrook Cottage
Wonastow | Monmouth | Monmouthshire | NP25 4DJ

FINE & COUNTRY



Step inside

Floodbrook Cottage

Guide price £625,000

Nestled in a scenic spot in the Monmouthshire countryside, this pretty, traditional, detached cottage is set in approximately 3.93 acres of enchanting gardens and grounds, which include grazing fields. There is a further 3.22 acres that is available to purchase by separate negotiation.

Its tranquil, pastoral location, off a meandering country lane, makes it the perfect rural retreat. Its grounds are a haven for wildlife and its pastureland is ideal for those wishing to keep horses or livestock. Yet the historic market town of Monmouth, with all its facilities, is a mere three miles away.

The charming three-bedroom cottage has masses of potential. Upgraded and modernised, it would provide a cosy home with lots of character and accommodation totalling 1656 sq feet.

Alternatively, there is planning permission in place for a two-storey extension to include an open plan kitchen/dining room and, upstairs, four generous bedrooms with ensuite facilities (Application No: DM/2022/00482, dated 14th June 2022).

Floodbrook is situated between the small hamlet of Wonastow and the Hendre, where the renowned Rolls of Monmouth Golf Course is to be found. Monmouth is a short drive away. Lining this lovely town's historic streets and tucked away in pretty courtyards are a variety of independent shops, tea rooms and coffee shops and both a Waitrose and an M&S Food.

Monmouth hosts regular markets and a busy programme of events and it boasts good leisure and recreation facilities. For live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre. There are a number of good local pubs and restaurants and two nearby one-star Michelin restaurants, The Walnut Tree and The Whitebrook. The reputation of Monmouth's state schools, the Haberdashers' Monmouth independent boys' and girls' schools make the town and its surrounds popular with families. Convenient to Floodbrook, near the village of Llangattock Vibon Avel, there is the Llangattock School Monmouth with Monmouth Montessori Nursery (about 3 miles).

Despite its get-away-from-it all location, Floodbrook is well placed for commuters, with easy access to the A449 for the M4 to Newport, Bristol and Cardiff and the M50 to the Midlands.



Step Inside:

This hidden gem has lots of kerb appeal, with a pretty facade, built of stone with brick quoins and brick outlining around the windows.

Inside, the unspoiled cottage has period charm, with features which include an old beam and an exposed stone wall in the kitchen; exposed upstairs floorboards and ledge and brace doors with traditional door furniture.

The front door of the cottage, set under a delightful open sided porch, leads into a small hallway with doors to either side and stairs to the first floor straight ahead. To one side of the hallway is a sitting room with a feature fireplace with a wood surround. The room enjoys views over the front garden.

The other side of the hallway is a dining room, with two windows to the front elevation, a quarry tiled floor and a brick fireplace set in the end wall.

A door from the dining room leads to the kitchen, which also has a quarry tiled floor. This room is flooded with natural light from a large window overlooking the gardens to the side of the cottage. Next to the kitchen is a large walk-in pantry. A short corridor from the kitchen leads to a door to the back garden.

Upstairs there are three bedrooms and a family bathroom, all benefitting from lovely views over the garden and surrounding countryside.





Proposed Ground Floor Plan



Proposed First Floor Plan





Step outside

Floodbrook Cottage

Providing an idyllic setting for the cottage surrounded by 3.93 acres of mature gardens, grounds and pasture, which lie on both sides of the country lane, bounded and bisected by seasonal brooks and containing a great variety of trees and ornamental shrubs. Around the house is a quintessential cottage garden with rose arbours, herbaceous borders, paved paths, a small ornamental pond and well-manicured hedges. There are delightful patio areas to relax and enjoy the tranquil and picturesque surroundings. Two wooden footbridges lead over a brook to a further area of garden.

The grounds include a number of useful outbuildings. Near the cottage is a traditional stone and brick-built building, with a store and WC. There is also a former pigsty with an enclosed pig yard. There are two timber garden sheds and a small greenhouse. There is a convenient situated gravel parking area for several cars just in front of the cottage.

Across the other side of the lane to the cottage, approached though a wooden gate, there is a parking area and a timber building incorporating a garage and three individual workshops, which could be adapted for stabling or livestock. The building has potential, subject to any necessary consents, to be converted into a home office, hobby space, gym or similar. Nearby, a footbridge over a brook leads to a small arboretum/orchard with a variety of ornamental and fruit trees.

The gardens and pasture land is in three principal enclosures, bordered by seasonal watercourses, hedges and mature trees. It can be accessed from the lane through double timber gates set back behind an area of hardstanding. The slightly sloping grazing fields in front of the cottage have lovely views and provide a much-prized opportunity for anyone looking to keep horses or ponies. The lovely grounds are also a paradise for nature lovers and include a small area of woodland and a wildlife pond.

AGENT'S NOTE:

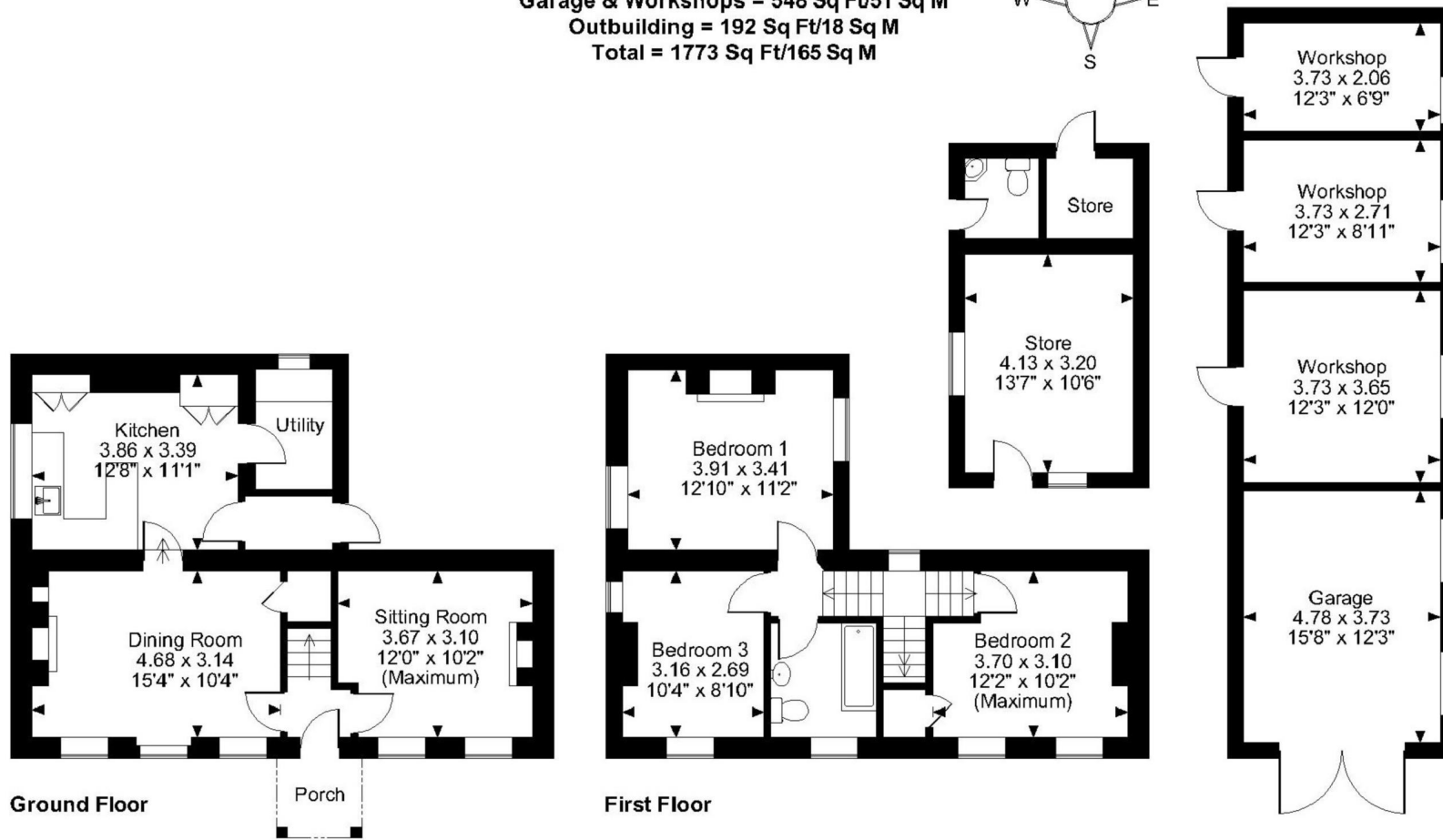
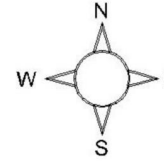
- The property is being sold with approximately 3.93 acres of land. There is additional land of approximately 3.22 acres available by separate negotiation.
- The property benefits from a recently installed sewerage treatment plant.
- An overage clause will apply to the wooden building on the opposite side of the road to the cottage in the event of the building being granted planning consent to convert into a residential dwelling. Full details will be provided on request.
- Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.
- Private water supply via borehole, private drainage via septic tank.

DIRECTIONS

What3words: ///scrub.pump.cubes



Approximate Gross Internal Area
Main House = 1033 Sq Ft/96 Sq M
Garage & Workshops = 548 Sq Ft/51 Sq M
Outbuilding = 192 Sq Ft/18 Sq M
Total = 1773 Sq Ft/165 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

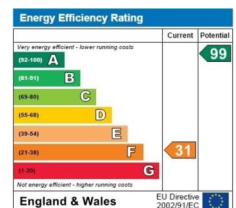
The position & size of doors, windows, appliances and other features are approximate only.

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Postcode: NP25 4DJ | Tenure: Freehold | Tax Band: F | Authority: Monmouthshire | Heating: Oil | Drainage: Private water supply via borehole, private drainage via septic tank.



*Internet speed according to the BT Availability Service using the postcode and landline
 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. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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