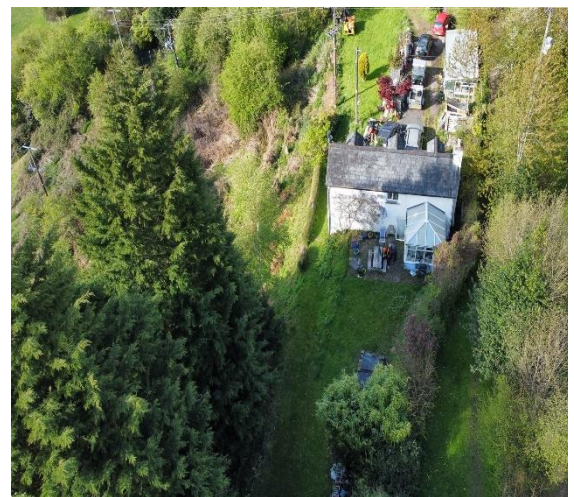




Norton View

£195,000

- Auction 18th November
- Detached 2 bedroom cottage
- Superb far reaching views
- Driveway and extensive parking area
- Approx. half an acre garden with stable
- Requires modernisation
- Cash buyers only!
- EPC Rating: Awaited



2 1 1



About the property

Set between Monmouth and Ross-on-Wye, on the edge of Whitchurch village, with local shop/cafe, primary school, garage, Hotel/restaurant. Neighbouring idyllic Symonds Yat, tourist location, renowned for extraordinary view points and outdoor pursuits, such as cycling, canoeing the River Wye rapids.

To be sold at public auction on 14th October. Attractive cottage, nestled in slightly elevated, partly wooded hillside, enjoying open countryside views. Access to bridleway and delightful walks. Approximately half an acre of ground, with useful stable and field shelter, Garage and parking area. Internally, would benefit from some re-decoration and modernisation. Currently the accommodation offers; two first floor Bedrooms and a Bathroom. Ground floor Kitchen/Breakfast Area with separate Utility/Store Area. Inner Hall/Study Area, Cosy Sitting Room with fireplace and woodburner, door leading into sizeable Conservatory. (A section of the garden is undergoing a treatment plan for Japanese Knotweed)





Accommodation

Directions

From Monmouth, proceed along the A40 dual carriageway towards Ross-on-Wye. Turning left, over the dual carriage way, towards Wyestone Leys. Continue along this road toward the Doward. Tuning right, following the road towards the Great Doward and the Biblins. Turn left passing the Sandway Lane signpost. Continue along this road for approximately half a mile, turning left down Sawpitts Lane, passing Norton Meadow and the entrance driveway will be found on the left hand side by the blue sand bin and bench by the bridlepath,

Front Porch/Lean To

8' 2" x 5' 9" (2.49m x 1.75m)

Utility/Storage Area

10' x 5' 10" (3.05m x 1.78m)

Kitchen

11' 5" x 10' (3.48m x 3.05m)

Inner Hall/Study

9' 3" x 7' 4" (2.82m x 2.24m)

Sitting Room

11' 2" max x 10' 2" (3.40m max x 3.10m)

Conservatory

8' 11" x 8' 2" (2.72m x 2.49m)

First Floor

Bedroom 1

11' 5" max x 10' max (3.48m max x 3.05m max)
incorp airing cupboard

Bedroom 2

11' 1" x 10' 3" (3.38m x 3.12m)

Bathroom

Garage

26' max x 10' max (7.92m max x 3.05m max)

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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