



DIRECTIONS

From our Chepstow office proceed up Welsh Street to the racecourse roundabout. Take the second exit onto the Trelleck Road passing through the villages of Itton and Devauden. After driving through Devauden continue for approximately two miles taking the turning on your left to Llansoy and Raglan. Follow this road without deviation into the village of Llansoy where you will see the property on your right hand side.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. LPG gas for cooker and fire.
Council Tax Band D

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



YEW TREE COTTAGE, LLANSOY, USK, MONMOUTHSHIRE, NP15 1DF



£325,000

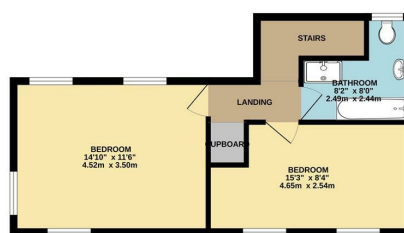
Sales: 01291 629292

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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Occupying a prominent position within this popular Monmouthshire village location and affording outstanding panoramic views to the rear, this cottage comprises an attractive, detached residence being brought to the market for the first time in 30 years.

The cottage will no doubt suit a variety of markets to include first time buyers, professional couples seeking country life yet retaining commutable links or indeed the retired buyer looking for low maintenance and a lock up and leave.

The well planned living accommodation is arranged over two floors and briefly comprises: kitchen/ dining room and a sizeable lounge to the ground floor, whilst there are two double bedrooms and a four piece bathroom on the first floor. Further benefits include a private driveway providing parking for a number of vehicles as well as low-maintenance gardens to both the front and rear elevations.

The village of Llansoy is extremely well located, nestled between the historic towns of Chepstow and Monmouth and also conveniently close to the nearby village of Raglan with good local shopping facilities. Road networks are at hand with the A449 junction at Raglan giving access to Monmouth, Newport and the M4 and M48 motorway at Chepstow, giving access to Bristol and London. This part of Monmouthshire is extremely attractive with many pleasant countryside pursuits and walks.

GROUND FLOOR

LOUNGE

5.65m x 3.50m (18'6" x 11'5")

uPVC entrance door leads into a spacious lounge enjoying a double aspect with two windows to front and two windows to the elevations. Feature freestanding LPG cast iron burner with feature exposed stone surround and slate hearth. Open to:-

KITCHEN/DINING ROOM

4.98m x 3.52m (16'4" x 11'6")

Comprising a range of base and eye level wooden storage units with ample laminate work surfacing over with tiled splashbacks. Inset one and a half bowl and drainer sink unit. Integrated four ring LPG gas hob with extractor hood over and electric oven

below. Space for fridge/freezer and washing machine. Double aspect to front and rear elevations. Space for dining room table. Useful understairs storage cupboard. Stairs to first floor. uPVC door to front elevation.

FIRST FLOOR STAIRS AND LANDING

Half-turn staircase leads to the landing area with window to rear elevation enjoying fantastic far reaching views over open countryside. Built-in storage cupboard with shelving.

PRINCIPAL BEDROOM

4.52m x 3.50m (14'9" x 11'5")

A spacious double bedroom affording a triple aspect to front, side and rear elevations, enjoying outstanding panoramic views across open countryside. Loft access point.

BEDROOM 2

4.65m x 2.54m (15'3" x 8'3")

A double bedroom with two windows to front elevation.

BATHROOM

Comprises a four-piece suite to include panelled bath with tiled surround, pedestal wash hand basin with tiled splashback, corner shower cubicle with tiled surround and low level WC. Frosted window to the rear elevation.

OUTSIDE

To the front is a pedestrian gate to front garden area comprising a low maintenance paved patio area perfect for dining and entertaining enjoying a southerly aspect, bordered by attractive low level stone wall. Pathway to the side of the property leads to the rear garden. At the rear is a further private paved patio area fully enclosed by timber fencing. Gate from the side leads to the private parking area providing off-street parking for two vehicles and potential to install a garage, if desired.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. LPG gas for cooker and fire.

