



MOUNT PLEASANT

MANSON LANE | MANSON | MONMOUTH | HEREFORDSHIRE



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DATING BACK TO THE 1800'S, MOUNT PLEASANT IS A CHARMING THREE BEDROOM COTTAGE SET IN AN ELEVATED POSITION, MAKING THE MOST OF ITS BREATHTAKING VIEWS ACROSS THE MONMOUTHSHIRE COUNTRYSIDE. THE PROPERTY EXTENDS TO JUST OVER THREE ACRES AND FEATURES AN IMPRESSIVE OAK DETACHED TRIPLE GARAGE.

- Delightful three bedroom detached cottage •
- Exceptional views across Monmouthshire and the Black Mountains •
 - Rural location yet close to amenities •
 - A host of beautiful original features throughout •
- Detached oak triple garage, stables and summer house •
 - Set within just over 3 acres of gardens and grounds •
- Double gated entrance with ample parking for several vehicles •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM MOUNT PLEASANT

Monmouth 2.5 miles • Ross-on-Wye 14.8 miles • Usk 16.5 miles
Hereford 17.9 miles • Chepstow 19.6 miles
Abergavenny 20.5 miles • Bristol 48.7 miles
Newport 28 miles • Cardiff 38.9 miles • London 155 miles
Abergavenny Train Station 19.5 miles
Chepstow Train Station 19.7 miles
Cardiff Airport 52.6 miles • Bristol Airport 53.4 miles
Birmingham Airport 78.2 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Manson is a small, peaceful hamlet nestled within the rolling countryside of Herefordshire, positioned on the border with Monmouthshire. The area is celebrated for its unspoilt rural character and strong sense of community, while being just a short distance from the centre of Monmouth.

Despite its idyllic setting, the property benefits from excellent connectivity, with the historic border town of Monmouth just over four miles away and good access to the A40, providing links to the M50 and wider motorway network towards the Midlands, Bristol and Cardiff.

Monmouth and the surrounding area are particularly well regarded for their excellent schooling, including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery and Monmouth Comprehensive School.

The town itself offers an attractive and vibrant high street with a range of boutique shops, independent retailers, cafés and restaurants, together with Waitrose, M&S Simply Food and The Savoy Theatre. A wide variety of leisure and recreational facilities are also available locally.

The wider region is rich in natural beauty and outdoor pursuits. The Wye Valley Area of Outstanding Natural Beauty lies close by, offering scenic riverside walks and kayaking, while the Brecon Beacons National Park, to the north of Abergavenny, provides further opportunities for hiking, cycling and exploring some of the finest landscapes in the country.



THE PROPERTY

Mount Pleasant is an impressive three-bedroom detached cottage, beautifully presented throughout and rich in characterful features. Occupying an enviable position, the property enjoys spectacular views across rolling countryside and is set within just over three acres.

The property is entered via a stable door into a welcoming hallway, which features oak flooring that continues seamlessly into the living room. The hallway provides access to the charming living room, kitchen/breakfast room, WC and stairs rising to the first floor. The living room is generously proportioned, with two windows to the front aspect framing the far-reaching views, while a side window allows natural light to flood the space. An attractive stone fireplace with woodburning stove forms a charming central focal point and there is ample room for a dining table and chairs. The kitchen is well-appointed with a modern range of base and wall units, a range cooker, Belfast sink, dual-aspect windows, along with space for informal dining and benefits from slate tiled flooring.

To the first floor, a spacious landing gives access to three well-proportioned double bedrooms and an impressive family bathroom. Each bedroom enjoys views over the front elevation, with one further enhanced by dual-aspect windows that maximise the outstanding outlook. The stylish family bathroom is fitted with a freestanding roll-top bath, separate shower, WC and wash hand basin.

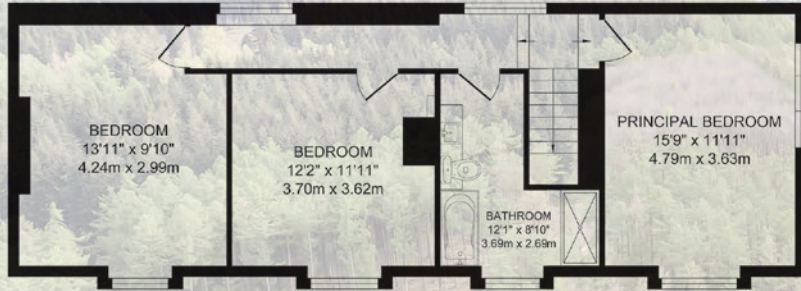
OUTSIDE

The property is set within just over three acres of beautifully maintained gardens and grounds. Approached via a double gated driveway, it features an impressive bespoke oak triple garage with a first-floor space, currently utilised by the vendors as a home office. There are also stables, adding further versatility to the property. In addition, a well-appointed summer house with light and power, together with a log burner, provides an ideal space for relaxation or home working throughout the year. A further benefit is a separate paddock located across the lane, offering excellent potential for equestrian or amenity use.

Occupying an elevated position, Mount Pleasant enjoys truly exceptional far-reaching views across the surrounding countryside. The gardens are thoughtfully arranged, with a generous lawned area and a patio perfectly positioned to take full advantage of the outlook, along with a paddock that enhances the property's rural appeal.



FIRST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



OUTBUILDING
641 sq.ft. (59.5 sq.m.) approx.



GARAGE FIRST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



GARAGE GROUND FLOOR
478 sq.ft. (44.3 sq.m.) approx.



Mount Pleasant, Manson Lane, Manson, Monmouth, NP25 5RD

TOTAL FLOOR AREA : 1410 sq.ft. (130.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes any 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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TOTAL FLOOR AREA : 1431 sq.ft. (132.8 sq.m.) approx.

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KEY INFORMATION

Services: Mains electricity and water. Oil fired central heating and septic tank.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E

Local Authority: Herefordshire County Council. Telephone 01432 260000.

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth town centre, take the A466 Hereford Road, passing the Haberdashers Monmouth School. Pass The Royal Oak public house, and after a short distance turn left into Manson Lane. Follow the lane for 1.5 miles and the property is located on your left hand side.

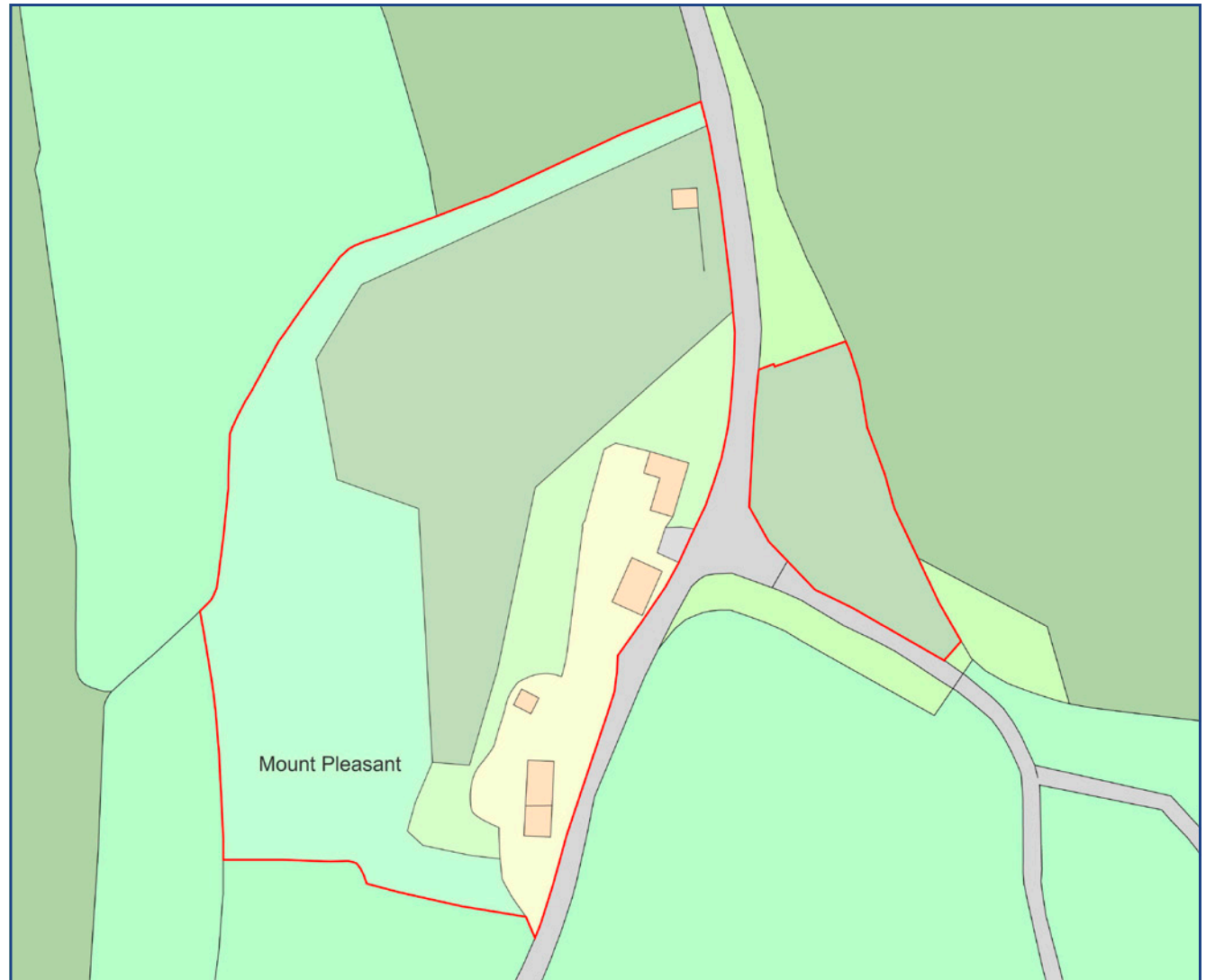
Postcode: NP25 5RD

WHAT3WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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