



UPPER REDBROOK

Guide price **£385,000**



OAK COTTAGE

Upper Redbrook, Monmouth, Monmouthshire NP25 4LU



Charming period home
Detached
Parking

A delightful detached stone cottage, believed to date back to 1870, full of character and charm. Set within a generous, mature garden, the property enjoys a peaceful, tucked-away feel while also offering off-road parking for two vehicles.

Inside, the cottage provides three comfortable bedrooms on the first floor, while the ground floor features a modern yet homely kitchen and a stylish bathroom, perfectly blending traditional features with everyday comfort. This is a truly inviting home, ideal for those seeking a cosy countryside retreat.

Set in the hamlet of Upper Redbrook and boasts a stunning situation within the heart of the Wye Valley Area of Natural Beauty offering a myriad of amazing land and water outdoor activities to enjoy, from rambling through woodland to riding the rapids on the river Wye - and everything in-between.

The property is situated a short way up the hill from Redbrook towards Newland which provides a thriving community, with a primary school, village shop and pub. Redbrook lies some 4 miles south of the historic town of Monmouth along the banks of the A paradise for walkers, mountain bikers, and horse-riders, the area is one of the country's rural gems, offering a glorious landscape to explore and enjoy fully immersing yourself in all the experiences on offer.

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KEY FEATURES

- Charming Period Detached Home
- Three bedrooms
- Beautiful picturesque, location
- Parking
- Modern bathroom and kitchen
- Pretty garden



STEP INSIDE



Enter via a spacious and practical porch, featuring exposed stone walls, tiled flooring, and surrounding windows. This welcoming space provides the ideal spot for muddy boots and coats, with direct access into the main hallway.

Hallway

The hallway features a staircase leading to the first-floor landing and alcove storage beneath the stairs. It opens into the sitting room, creating a welcoming and practical entrance.

Sitting Room

A cosy and inviting space with beautiful front-facing windows, high ceilings, and a charming wood burner set within the fireplace, offering a warm and relaxing atmosphere.

Kitchen

The kitchen is fitted with high-quality modern units and worktops. Integrated appliances include an electric oven, four-ring induction hob with extractor fan, slimline dishwasher, and fridge. A fitted wine rack and pantry-style pull-out cupboards add both style and practicality. A second wood burner is set within the chimney breast, and Travertine tiled flooring with underfloor heating runs throughout. A doorway leads to rear access and a small storage room at the back of the property.

Bathroom

Recently refurbished with quality fixtures and fittings, the ground-floor bathroom includes a bath with tiled splashbacks, a corner shower, low-flush W.C., and a wash hand basin with vanity unit. There is a side-facing window, ceiling spotlights, and neutral tiled flooring with underfloor heating.

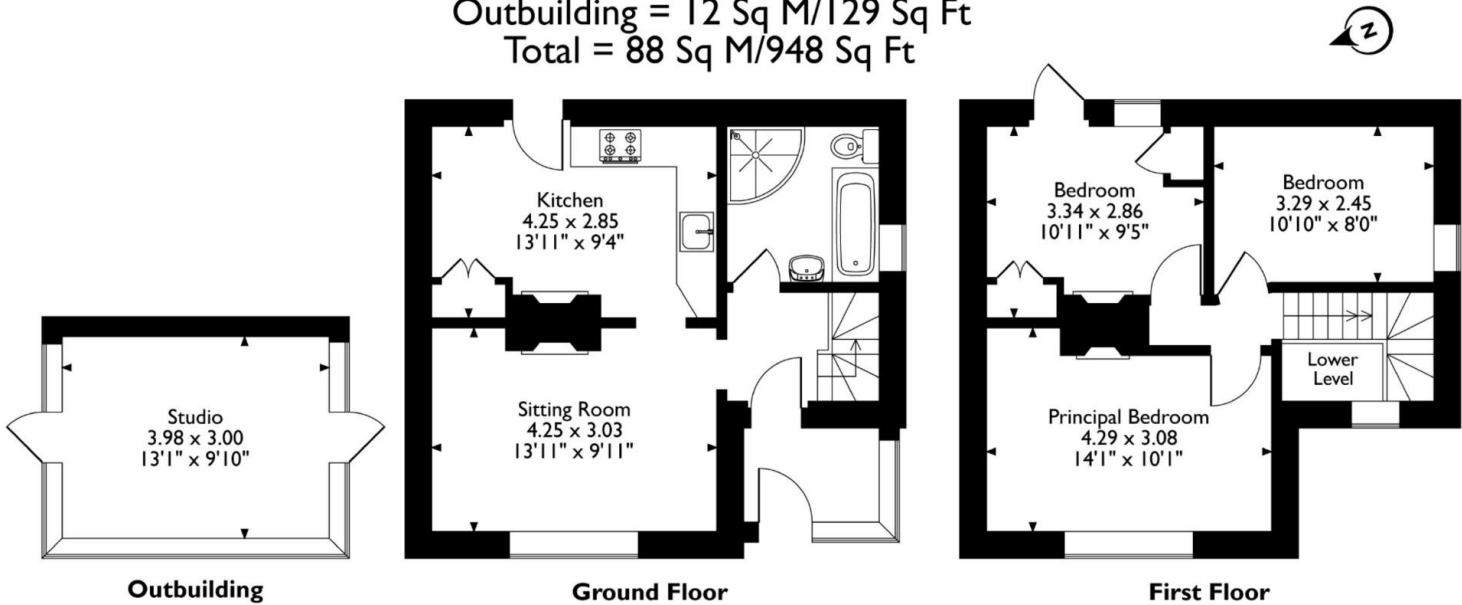
Oak Cottage, Upper Redbrook, Monmouth, Monmouthshire

Approximate Gross Internal Area

Main House = 76 Sq M/819 Sq Ft

Outbuilding = 12 Sq M/129 Sq Ft

Total = 88 Sq M/948 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.

- First Floor

Bedroom One

A generous double bedroom with views of the surrounding woodland, a decorative fireplace, and a secondary glazed window to the front.

Bedroom Two

A comfortable double bedroom with a window overlooking the garden as well as a French door leading to a feature decked bridge giving access to the rear garden. Feature fireplace and fitted wardrobes.
- Bedroom Three

This bedroom is also a double with a window overlooking the garden. There is a feature curved wall and a wall hung basin.

Garden Room/Conservatory

Located at the top tier' of the garden and accessible via a wooden walkway from bedroom three, this detached UPVC double-glazed conservatory sits on a brick base with a tiled floor, providing a versatile space to relax and enjoy the garden setting. This room would make an ideal studio or office for those working from home or could equally be used for further storage space.

STEP OUTSIDE



A tranquil, well-established garden stretches out to woodland at the rear, creating a peaceful and private setting. To the front, there is parking for two vehicles. The garden has been thoughtfully designed with pretty flowers and plantings, and although it slopes gently, it features flat, usable levels. Wooden steps lead up to a further lawned area, providing access to the detached garden room/conservatory. There is also a patio area, perfect for outdoor furniture, and a charming wooden decked bridge that connects back to bedroom three.

INFORMATION

Postcode: NP25 4LU

Tenure: Freehold

Tax Band: C

Heating: Electric

Drainage: Private

EPC: E





DIRECTIONS

From Monmouth take the A466 road south through Wyesham, and into Redbrook. Take the first left onto Incline Road and follow the road for approximately 0.2 miles where you will find the property on your right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	39	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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