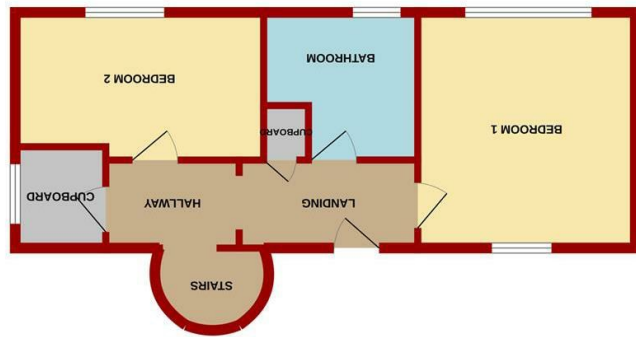


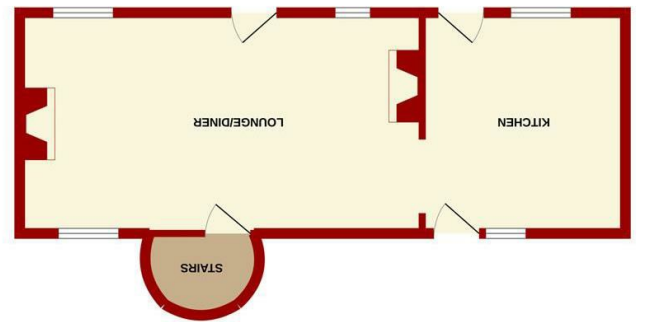
Energy Efficiency Rating	England & Wales	EU Directive
Very good (A) Energy efficient - lower running costs 85+	Very good (A) Energy efficient - lower running costs 85+	Very good (A) Energy efficient - lower CO₂ emissions 92-100
Good (B) Energy efficient - lower running costs 81-84	Good (B) Energy efficient - lower running costs 81-84	Good (B) Energy efficient - lower CO₂ emissions 81-85
Decent (C) Energy efficient - lower running costs 75-80	Decent (C) Energy efficient - lower running costs 75-80	Decent (C) Energy efficient - lower CO₂ emissions 76-80
Needs improvement (D) Energy efficient - lower running costs 69-74	Needs improvement (D) Energy efficient - lower running costs 69-74	Needs improvement (D) Energy efficient - lower CO₂ emissions 69-75
Needs improvement (E) Energy efficient - lower running costs 63-68	Needs improvement (E) Energy efficient - lower running costs 63-68	Needs improvement (E) Energy efficient - lower CO₂ emissions 64-75
Needs improvement (F) Energy efficient - lower running costs 55-62	Needs improvement (F) Energy efficient - lower running costs 55-62	Needs improvement (F) Energy efficient - lower CO₂ emissions 55-69
Needs improvement (G) Energy efficient - lower running costs 51-54	Needs improvement (G) Energy efficient - lower running costs 51-54	Needs improvement (G) Energy efficient - lower CO₂ emissions 50-59
Needs improvement (H) Energy efficient - lower running costs 45-50	Needs improvement (H) Energy efficient - lower running costs 45-50	Needs improvement (H) Energy efficient - lower CO₂ emissions 45-49
Needs improvement (I) Energy efficient - lower running costs 39-44	Needs improvement (I) Energy efficient - lower running costs 39-44	Needs improvement (I) Energy efficient - lower CO₂ emissions 40-49
Needs improvement (J) Energy efficient - lower running costs 34-38	Needs improvement (J) Energy efficient - lower running costs 34-38	Needs improvement (J) Energy efficient - lower CO₂ emissions 35-49
Needs improvement (K) Energy efficient - lower running costs 27-33	Needs improvement (K) Energy efficient - lower running costs 27-33	Needs improvement (K) Energy efficient - lower CO₂ emissions 30-49
Needs improvement (L) Energy efficient - lower running costs 21-26	Needs improvement (L) Energy efficient - lower running costs 21-26	Needs improvement (L) Energy efficient - lower CO₂ emissions 25-49
Needs improvement (M) Energy efficient - lower running costs 15-20	Needs improvement (M) Energy efficient - lower running costs 15-20	Needs improvement (M) Energy efficient - lower CO₂ emissions 20-49
Needs improvement (N) Energy efficient - lower running costs 9-14	Needs improvement (N) Energy efficient - lower running costs 9-14	Needs improvement (N) Energy efficient - lower CO₂ emissions 15-49
Needs improvement (O) Energy efficient - lower running costs 1-8	Needs improvement (O) Energy efficient - lower running costs 1-8	Needs improvement (O) Energy efficient - lower CO₂ emissions 15-49



Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



GROUND FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£315,000

A CHARMING TWO BEDROOM DETACHED STONE COTTAGE enjoying CHARACTER FEATURES, LOG BURNING STOVES and COUNTRYSIDE SETTING near the rural village of Penallt near Monmouth. The property sits just above the River Wye, being a short walk over the footbridge to the village of Redbrook which has a VILLAGE SHOP, PUB, PRIMARY SCHOOL and REGULAR BUS SERVICE.

The property offers WELL PRESENTED ACCOMMODATION including a SOLID WOOD KITCHEN, SPACIOUS LOUNGE / DINER WITH EXPOSED STONEWORK and TWO FEATURE FIREPLACES, along with a WONDERFUL POSITION ALONG THE RIVER WYE.

All in all, this is a delightful country cottage offering character, charm and practical living space in a peaceful location.



KITCHEN / BREAKFAST ROOM

12'02 x 11'03 (3.71m x 3.43m)
Accessed via wooden part glazed entrance door. Slate flooring. Range of solid wood base, wall and drawer mounted kitchen units with wooden worktops and breakfast bar. One and a half bowl ceramic sink unit with mixer tap. Space for range cooker with extractor hood above. Space for fridge freezer. Space and plumbing for dishwasher and washing machine. Part tiled walls. Inset ceiling spotlights. Radiator. Power and appliance points. Front and rear aspect double glazed UPVC windows. Rear aspect double glazed UPVC door leading outside. Opening to:

LOUNGE/DINER

22'02 x 12'00 (6.76m x 3.66m)
Spacious reception room with slate flooring throughout. Feature fireplaces at either end of the room, each housing inset log burning stoves. Exposed stonework. Two radiators. Power points. Fibre internet point and television point. Front and rear aspect double glazed UPVC windows. Front aspect wooden part glazed door. Stone stairs rising to the first floor.

FIRST FLOOR LANDING

Accessed via a curved stone staircase rising from the lounge. Inset ceiling spotlights. Power points. Storage cupboard. Door leading out to decking area. Doors to bedrooms, bathroom and boiler/store room.

BEDROOM ONE

13'00 x 12'00 (3.96m x 3.66m)
Wood effect flooring. Radiator. Power points. Access to loft space. Front and rear aspect double glazed UPVC windows.

BEDROOM TWO

13'08 x 6'00 (4.17m x 1.83m)
Radiator. Power points. Television point. Front aspect double glazed UPVC window.

BATHROOM

8'02 x 8'00 (2.49m x 2.44m)
White suite comprising panelled bath, pedestal wash hand basin and WC. Separate corner shower cubicle with electric shower. Radiator. Inset ceiling spotlights. Front aspect double glazed frosted UPVC window.

BOILER / STORE ROOM

5'09 x 5'00 (1.75m x 1.52m)
Housing wall mounted oil fired boiler and hot water tank. Also containing filtration system for the private spring fed water supply.

OUTSIDE

The property enjoys a pleasant setting within the rural hamlet of Penallt alongside the River Wye. The garden benefits from external decking accessed from the first floor landing, providing a tranquil seating area. Beyond the decking the rest of the garden comprises an attractive backdrop of greenery with it's own waterfall.

SERVICES

Mains Electricity. Private Septic Tank. Oil-Fired Central Heating. Private Spring Water Supply.
The property also benefits from full fibre internet.

AGENT'S NOTE

The property was affected by flooding during the exceptional weather conditions experienced in February 2020. Since then, the current owner has installed flood defence measures, which are understood to be sufficient to have prevented the previous incident.

Reassuringly, these measures have not been required since installation.

For further information, please contact a member of staff who will be happy to assist.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Nil (There is a private spring water supply)

LOCAL AUTHORITY

The property is currently operated as a successful holiday let and is therefore not subject to council tax. It is registered for business rates and is currently

zero-rated.

In Wales, a property is classified as a self-catering holiday let for business rates purposes if it is available to let for at least 252 days per year and actually let for a minimum of 182 days per year.

The property could alternatively be used as a residential dwelling, in which case it would revert to being liable for council tax.

Interested parties should make their own enquiries with Monmouthshire County Council to confirm ongoing eligibility, rating status and any potential liabilities.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Via Penallt :
Use postcode NP25 4AU to avoid the narrowest section of lane. Take the A466 from Monmouth or the B4293, following signs through Trellech and Penallt village, past The Inn at Penallt, and descend into the valley through woodland. Bridge Cottage is just beyond The Boat pub at the bottom of the lane.

Via Redbrook :
Use postcode NP25 4NB to reach Redbrook on the English side of the river. Park in Redbrook and then walk across the footbridge - Bridge Cottage is directly ahead of you once you are over the river.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.