



FORGE COTTAGE

THE HENDRE | MONMOUTH | MONMOUTHSHIRE



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BELIEVED TO DATE BACK TO THE 1890'S AND BUILT FOR THE BLACKSMITH TO THE HENDRE ESTATE, FORGE COTTAGE HAS BEEN TASTEFULLY MODERNISED BY THE CURRENT OWNERS, CREATING A WONDERFUL THREE BEDROOM FAMILY HOME WHICH HAS CLEVERLY COMBINED MODERN LIVING WITH A COUNTRY COTTAGE.

- Grade II listed three bedroom cottage •
- An abundance of period features yet tastefully modernised throughout •
- Located opposite the entrance to The Rolls of Monmouth Golf Club •
 - Two reception rooms •
- Large double garage/workshop and ample driveway parking •
 - Generous gardens to the front and rear •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM FORGE COTTAGE

Monmouth 4.6 miles • Abergavenny 11.5 miles • Chepstow 19.9 miles
Hereford 20.7 miles • Newport 23.5 miles • Cardiff 36.4 miles
Bristol 44.3 miles • London 151 miles

Abergavenny Train Station 11.3 miles
Chepstow Train Station 20.2 miles • Bristol Parkway Station 41.8 miles

Bristol Airport 36.4 miles • Cardiff Airport 49.7 miles
Birmingham Airport 81.2 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

Forge Cottage enjoys a prime position within The Hendre, one of Monmouth's most sought-after rural locations, set amidst beautiful rolling countryside on the edge of the Wye Valley. The property sits directly opposite the entrance to the prestigious Rolls of Monmouth Golf Club, an acclaimed 18-hole course offering not only golf membership but also a popular bar and café, open to both members and non-members alike.

The Hendre is renowned for its historic country estates, peaceful surroundings and access to excellent walking, riding and cycling routes, making it ideal for those seeking a balance of rural tranquillity and convenience. 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.

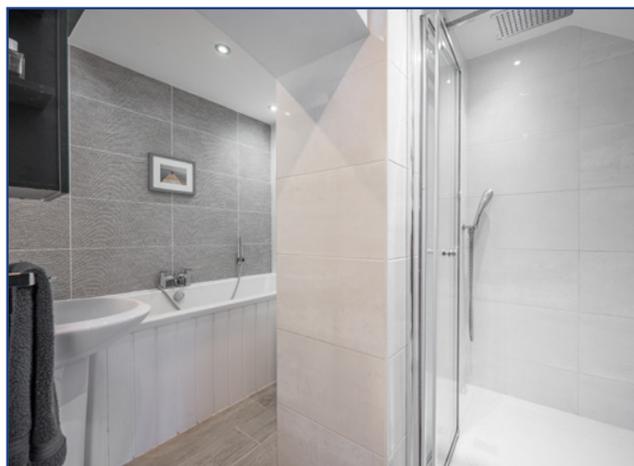
THE PROPERTY

Believed to date from the 1890s and originally constructed for the Blacksmith to the Hendre Estate, Forge Cottage has been carefully and sympathetically updated by the current owners. The result is a well-balanced family home that retains its original character while providing the practical features and finish expected for modern day living.

A characterful entrance porch leads into the hallway, where stairs rise to the first floor and doors open into the reception rooms. The living room is a comfortable and inviting space, centred around a wood-burning stove and complemented by a useful storage cupboard. The dining room enjoys dual aspect windows, allowing plenty of natural light to fill the room, and provides an excellent space for both everyday dining and entertaining. From here, the accommodation flows into the modern fitted kitchen, which is equipped with integrated appliances including a dishwasher, oven, hob and microwave, along with a generous pantry cupboard. The kitchen also benefits from an attractive outlook over the rear garden.

A tanked cellar with a window to the front is currently arranged as a playroom, though it would serve equally well as a home office or hobby room. The ground floor is completed by a practical boot room, ideal for country living and a contemporary family bathroom fitted with both a large bath and a separate shower.

Upstairs, a split-level landing gives access to three comfortable and well-proportioned bedrooms, each enjoying a pleasant outlook. The second bedroom is further enhanced by a spacious adjoining store room, providing valuable additional storage.



OUTSIDE

The grounds and gardens are a particular highlight of the property, offering well-planned outdoor space to suit both relaxation and practical use. To the front, a lawned garden is complemented by a patio area, providing an ideal spot to enjoy the morning sun.

A gravel driveway, accessed via an electric gate, leads to the rear of the property where there is ample off-road parking. Here you will also find an external utility room, a separate WC and a substantial timber double garage/workshop, perfectly suited to those working from home or in need of additional storage and workspace.

The rear garden features a further patio and level lawn, ideal for children's play or enjoying the evening sun. The garden has been carefully maintained and includes attractive railway sleeper retaining walls, a vegetable plot, dedicated storage areas and a wood store, creating a practical yet enjoyable outdoor environment.

KEY INFORMATION

Services: Mains electricity, water, private drainage and LPG gas.

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: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

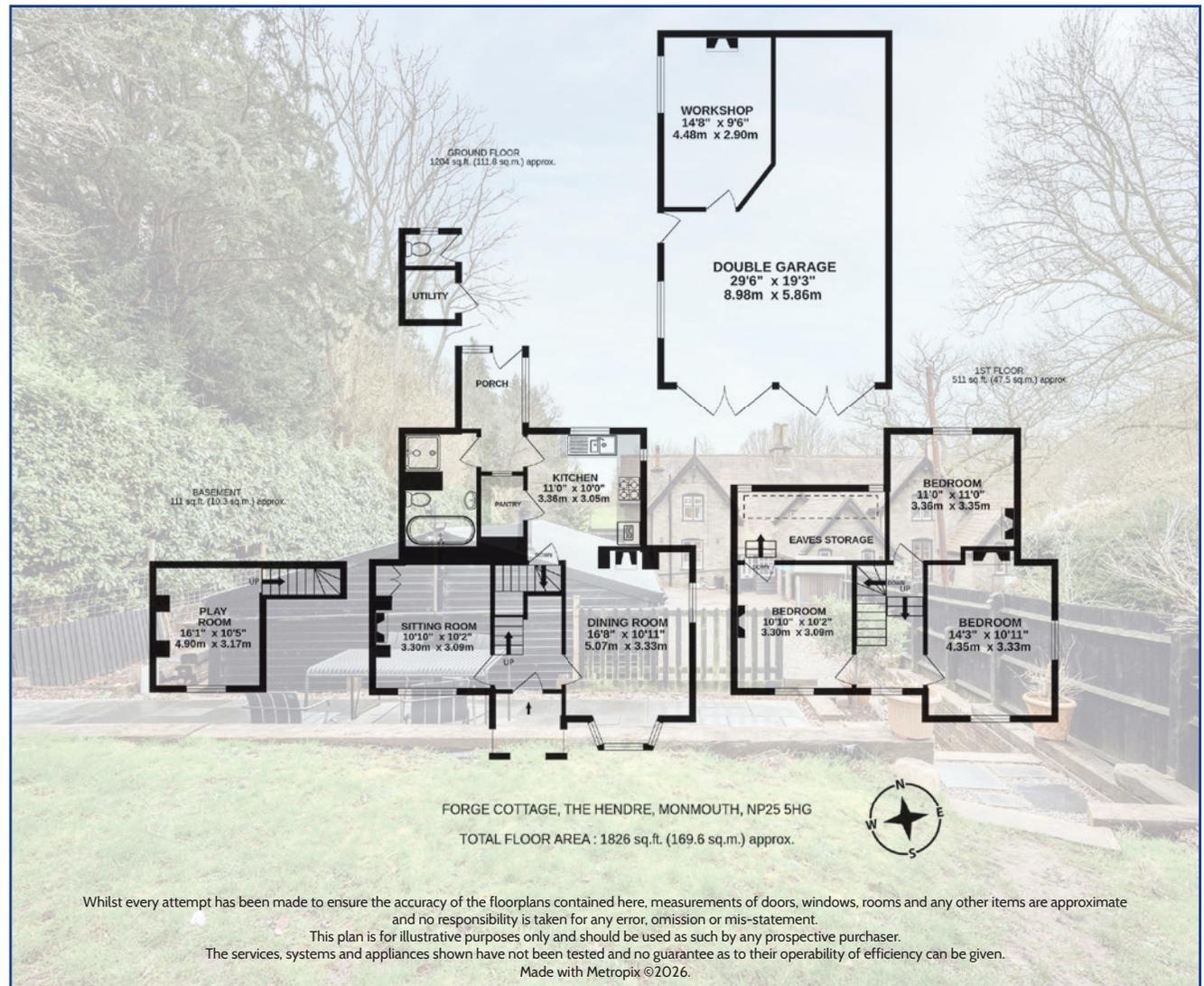
Directions: From the Shell Garage at Monmouth take the first exit heading down Cinderhill Street towards Rockfield. Continue to the roundabout taking the second exit staying on Rockfield Road. Continue to the next roundabout taking the second exit staying on the Rockfield Road. Continue along the B4233, go around the S bends and continue for approximately 1.5 miles, the property can be found on the right opposite the entrance to The Rolls of Monmouth Golf Club.

Postcode: NP25 5HG

 venue.token.solutions

ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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