

# Stockings Cottage Far Hill, Monmouth







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Set in an idyllic rural location with stunning views of the surrounding countryside, this immaculately presented three-bedroom "chocolate box" cottage offers a wealth of charm and character. Thoughtfully restored and extended over the years, featuring the addition of a tastefully designed oak extension that complements its wealth of original features. Nestled within a third of an acre, the home is surrounded by beautifully landscaped terraced gardens that make the most of the picturesque scenery. Additional benefits include off-road parking for three vehicles.

Originally built in 1860, the property is traditionally constructed in stone with a painted and part rendered exterior and inset double glazed wooden framed windows and doors set under pitched slate roofs. Internal features include moulded skirting boards and architraves, two fireplaces, part glazed and ledged and braced doors, low voltage downlighters, exposed beams and stonework and a combination of slate, travertine and stone flooring. An oil-fired boiler provides domestic hot water and heating to mainly sectional radiators throughout.

**The main entrance to the property is from the driveway via a gravelled pathway leading to a part glazed wooden door into;**

**ENTRANCE PORCH: 2.15m x 1.54m (7'1" x 5'1")**

Window to side with garden views. Vertically boarded door into;



**KITCHEN/BREAKFAST ROOM: 7.58m x 2.82m (24'10" x 9'3")**

Window to back and two windows to front enjoying garden views. Turning staircase with wooden balustrading and square newel posts up to first floor landing. Stone inglenook fireplace with original turned staircase and bread oven housing a wood burner set on a matching hearth with wooden mantel over. Hardwood worktop along one wall with cupboards set under and space for freezer. Opposite is a granite worktop with inset Belfast sink and a range of shaker style units set under with integrated fridge and dishwasher. Recess with lighting and oak lintel over housing electric double oven Aga. Complementary island unit with cupboards and seating. Door into;





**UTILITY ROOM: 2.88m average x 2.98m (9'5" x 9'9")**

Dual aspect windows to front and back and external door leading to rear garden. Hardwood worktop with inset Belfast sink. Cupboards and drawers set under with space and plumbing for washing machine/tumble drier. Floor mounted Worcester boiler Consumer unit at high level. Wooden panelling to half height.



From the kitchen, a pair of vertically boarded wooden doors open up to:

**LIVING ROOM: 5.78m x 4.92m (18'12" x 16'2")**

A generously sized principal reception room with bowed window to side elevation enjoying far reaching views of surrounding countryside. Exposed brick fireplace housing a wood burner set on a slate hearth with wooden mantel over. Under stairs storage cupboard. A pair of French doors with matching side panels into:



**DINING ROOM: 3.45m x 4.18m (11'4" x 13'9")**

A beautifully built oak construction with glazing to three sides and French door out to a private outdoor seating area.







From kitchen/breakfast room up staircase to:

#### FIRST FLOOR LANDING:

Skylight and window to back. Airing cupboard with full-height wooden slatted shelving. Roof access hatch. Doors into the following;



#### BEDROOM ONE SUITE:

##### DRESSING AREA:

Window to side. Wide opening into:



##### EN-SUITE BATHROOM:

A contemporary white suite comprising a low-level WC, pedestal wash basin, free standing bath and double width walk-in shower enclosure with mixer valve and rain shower head. Chrome heated towel rail.



**BEDROOM: 4.90m x 3.43m (16'1" x 11'3")**

A beautifully presented and incredibly bright principal bedroom with outstanding panoramic of adjoining Monmouthshire countryside. Wide opening into;



**FAMILY BATHROOM:**

Frosted window to side. A white suite comprising a low-level WC, pedestal wash basin and free-standing roll top bath with feet. Chrome heated towel rail. Extraction fan at high level.



**BEDROOM TWO: 2.86m x 3.44m (9'5" x 11'3")**

Open vaulted ceiling with exposed truss and beams. Window to front with far reaching rural views. Integrated wardrobe with hanging rail, ample storage and cabinet over. Wooden panelling to dado height.



**BEDROOM THREE: 3.82m x 0.00m (12'6" x 0'0")**

An open vaulted ceiling with exposed truss and beams. Window to front with garden views. Integrated wardrobe with hanging rail, shelving, ample storage and cabinet over.





### OUTSIDE:

Stockings Cottage is approached via a quiet country lane, leading to a private parking area with space for three vehicles. Behind a decorative metal gate, a winding gravel path guides you through the thoughtfully designed and beautifully landscaped terraced gardens, featuring meticulously manicured lawns, a well-stocked vegetable and herb garden, abundant raised flower beds, and an elevated sun terrace that fully embraces the property's picturesque backdrop. At the top of the garden there is a wooden constructed shed which is ideal for storage and machinery. The pathway continues around three sides of the cottage with access to the rear garden through another outbuilding used for storage. The rear garden enjoys excellent levels of privacy with a further sun terrace which seamlessly adjoins to the dining room creating an ideal space for entertaining. Tucked away behind a gate and tall hedgerow, a further garden shed and the oil tank. Boundaries are a combination of hedgerow and stone walls.

### SERVICES:

Mains electric and water. Oil fired central heating system and private drainage. Council Tax Band G. EPC Rating E. EV charging point.

### DIRECTIONS:

"From Monmouth, follow the B4293 towards Chepstow for approximately 5 miles until you reach the village of Trellech. Just before the bend in the road, turn right at the sign for 'Cwmcarvan.' Continue straight for about 1.7 miles, then bear right. Stockings Cottage will be a short distance ahead on the right-hand side."

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## Asking price of £765,000

### Roscoe Rogers & Knight would like to draw your attention to the following notes:

These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.

- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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3 Agincourt Square, Monmouth NP25 3BT  
Telephone: 01600 772929  
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