



VINE COTTAGE

MITCHEL TROY COMMON | MONMOUTH | MONMOUTHSHIRE



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MONMOUTHSHIRE | NP25 4JG

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A DELIGHTFUL COTTAGE IN THE HIGHLY SOUGHT VILLAGE OF MITCHEL TROY COMMON. SET IN AN ELEVATED POSITION, VINE COTTAGE BOASTS BEAUTIFULLY MAINTAINED GARDENS AND BREATHTAKING, PICTURESQUE VIEWS ACROSS THE WYE VALLEY.

- Attractive detached cottage located in a rural yet accessible location •
- Three bedrooms, a family bathroom and ground floor wet room •
 - Kitchen/breakfast room •
 - Sitting room with a wood burning stove •
- Surrounded by beautiful, established, colourful gardens •
 - Ample off-road parking and a garage •
- Magnificent far reaching views from the cottage and garden •
 - Solar panels generating an income •

DISTANCES FROM VINE COTTAGE

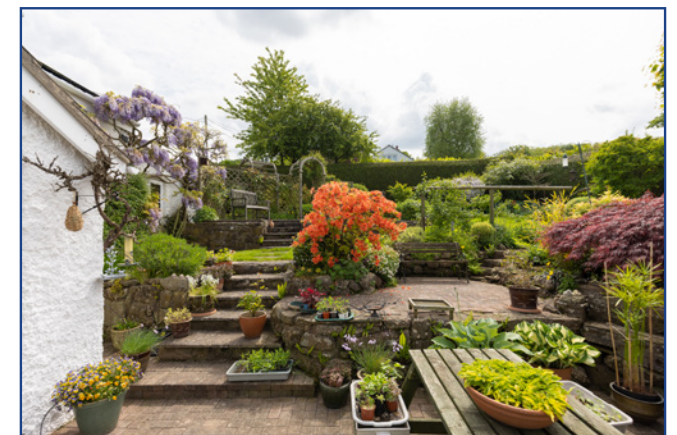
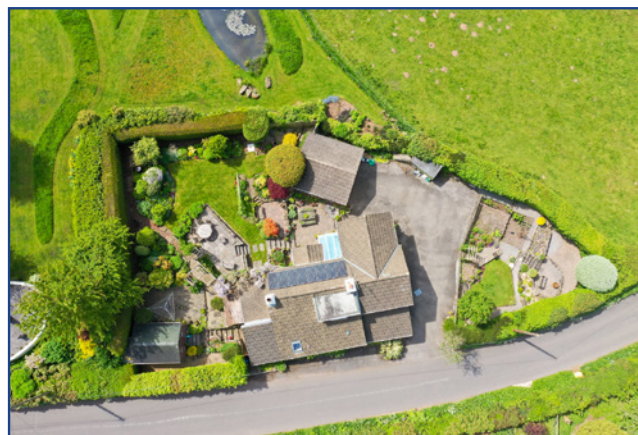
Monmouth 3.3 miles • Raglan 6.4 miles • Usk 12.0 miles
Abergavenny 15.9 miles • Newport 23.8 miles • Bristol 30.6 miles
Cardiff 34.4 miles • London 137.3 miles

Abergavenny Train station 14.9 miles
Newport Train Station 23.5 miles

Bristol Airport 49.0 miles • Cardiff Airport 49.5 miles
Birmingham Airport 80.4 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

Vine Cottage enjoys an excellent location boasting fantastic links via the A40 to the larger centres of Newport/Cardiff/Bristol/London via the M4. Mitchel Troy is a village located just 3 miles south west of Monmouth. It has a thriving Village Hall offering a variety of regular activities.

The historic border town of Monmouth is just over 3 miles away. 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

Vine Cottage is approached via a welcoming entrance porch, complete with original stone-tiled flooring that immediately sets the tone for the character found throughout the home. To the left, there is a small sun-filled conservatory before a door leads through to the dining room.

At the heart of the dining room is an original stone fireplace, creating a warm and inviting focal point. The property is rich in period features, including exposed ceiling and wall beams that add to its timeless appeal.

From here, steps rise to the kitchen and breakfast area. The kitchen is fitted with a range of base and wall units, ceramic hob and additional space for a dishwasher and fridge freezer.

The breakfast area leads through to a versatile reception room, ideal for use as a bedroom, snug, study, music room or children's playroom. This space enjoys a window to the side aspect, offering delightful views over the attractive garden.

Also accessed from the kitchen is a practical ground floor wet room, comprising a shower, WC and wash hand basin, along with a useful storage cupboard and space for a tumble dryer.

Returning to the dining room, steps descend to the spacious sitting room. Here, an impressive inglenook fireplace with a wood-burning stove creates a striking centrepiece, while triple-aspect windows flood the room with natural light, enhancing the sense of space and warmth.

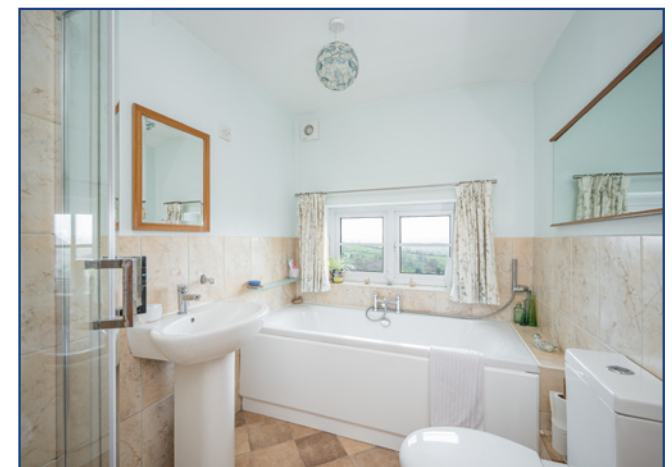
Further steps lead down to a dedicated home office, ideal for modern living. This room benefits from direct access to the garden via an external door, and a cupboard housing a Grant oil-fired boiler, installed in December 2025.

A staircase from the sitting room rises to the first floor, where doors lead to the principal bedroom, two further bedrooms and the family bathroom.

The principal bedroom is generously proportioned, featuring fitted wardrobes and dual-aspect windows that frame spectacular, far-reaching views across open countryside.

A small step leads to the remaining bedrooms. Bedroom two is a well-sized double with fitted wardrobes and dual-aspect windows, while bedroom three also includes fitted storage and enjoys a pleasant outlook.

The family bathroom is fitted with a bath, pedestal wash hand basin and WC, with a window to the side aspect offering glorious views beyond.



OUTSIDE

Vine Cottage is surrounded by mature landscaped gardens with lawns and seating areas set over different levels. The established gardens house a variety of perennials and shrubs as well as seasonal plants and flowers. The main attractions are a glorious Katsura tree and the pretty Wisteria adorning part of the property. Steps lead to a raised patio seating area where wonderful far-reaching views across the rolling countryside can be enjoyed.

A wooden pergola archway leads to the further garden which is planted with a variety of seasonal flowers, plants, and shrubs. A useful wooden shed has power and lighting. Steps lead down to a wooden shelter housing the oil tank and Calor gas bottles.

The main entrance and driveway are flanked by pretty tiered gardens bordered by trees and hedging, accompanied by numerous raised vegetable beds and a beautiful weeping ornamental Pear tree. A seating area provides a beautiful place to sit and relax surrounded by wonderful countryside during the summer months.

KEY INFORMATION

Services: Mains water and electricity, oil fired central heating and private drainage (new package sewage treatment plant installed April 2026).

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: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, turn left on to Common Road. Continue up Common Road, past the houses on the right-hand side until you reach a crossroads. At the crossroads turn left and continue until you see Vine Cottage. The property will be on the right-hand side.

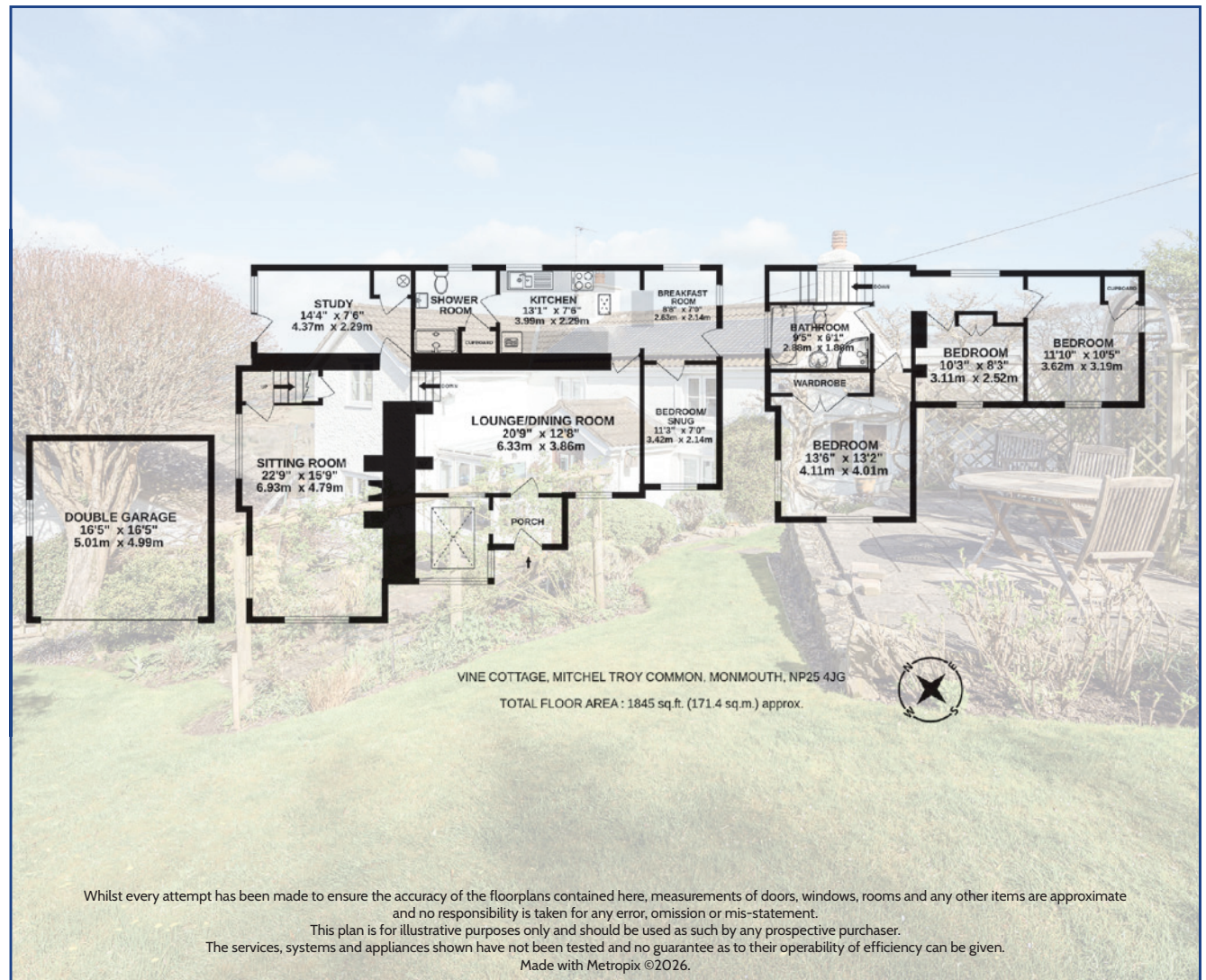
Postcode: NP25 4JG

WHAT3WORDS

mailers.hack.tweed

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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