

Prospect Cottage Welsh Newton Common



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This unique and characterful 4-bedroom detached property has an outstanding rural and peaceful location, tucked away in the pretty hamlet of Welsh Newton Common. It is within easy reach of major road networks and schools at Monmouth and Ross. Beautiful countryside walks are on the doorstep and the house enjoys far reaching views on all sides to both England and Wales. It offers creative spaces and flexible accommodation with generous outside patio areas and gardens. Potential for further improvement.

Offers in excess of £500,000 Freehold

Originally this property was a two up - two down home, which was extended to wrap around three sides of the original house. Many original character features remain including exposed beams upstairs and down. As you enter the house, the bright hallway is spacious and welcoming and you can immediately see the wide bespoke staircase, half landing, high ceilings, wooden beams and wooden flooring. Accommodation includes a large kitchen/dining space, a generously proportioned master bedroom with ensuite, a cosy lounge with woodburner, an additional living room with door to patio, a study / bedroom 4, plus two double bedrooms upstairs. Other alcoves and landings lend themselves to additional functional spaces for reading, working, music, display or storage.

The majority of windows look out onto the patio areas and large private garden, with two exterior doors opening out to different ends of the patio, the large main door being on the approach under the oak portico at one gable end of the property.

A biomass boiler fuels the central heating and water, whilst LPG gas and electricity run other utilities.

RECEPTION HALL: 11.40m x 2.48m (37'5" x 8'2") max

Approached via a brace and ledged door underneath an oak portico, leading onto an impressively proportioned entrance hall with sprung wooden flooring. Wooden double-glazed windows to back with splayed bay window creating a study/ hobbies space. Additional large space running underneath length of half landing to display or place furniture. Internet server. Door accessing: BOILER ROOM housing 'Windhager' Biomass boiler. Hot and cold-water supply/taps (currently unused.) Space for WC/ Dryer/ storage. Wide bespoke staircase to half landing.

KITCHEN/DINING ROOM: 5.73m x 4.75m (18'10" x 15'7")

Generously proportioned room with bespoke joiner-built kitchen units and solid wooden work surfaces with inset Belfast sink. Space for range style cooker, space for dishwasher. Floor to ceiling corner cupboard. Large storage cupboard under stairs. Wooden door to a good size PANTRY. with shelving to 2 sides. Plumbing for washing machine and space for tumble dryer above. Manifold for biomass boiler. Double glazed French doors lead out to the large Indian stone patio, and steps to garden which has countryside views. From the kitchen double glazed windows to side elevation, overlooking separate pebbled area, currently used for herb garden. Wood store.

LOUNGE: 5.11m x 2.78m (16'9" x 9'1")

Wooden double-glazed windows overlooking the generous garden. Feature fireplace with slate surround housing a modern solid fuel stove. Deep window ledges due to thick stone-built walls. Recess (as was original doorway).

LIVING ROOM/SALON: 3.26m x 2.72m (10'8" x 8'11")

A good size reception room with wooden half glazed door and two side windows overlooking the patio and generous garden. Feature fireplace with wooden and metal surround and tiled hearth housing open fire. Deep window ledges.

STUDY/BEDROOM 4: 3.06m x 3.31m (10'0" x 10'10")

An L-shaped room with wooden double-glazed windows to 2 elevations, alcove with shelving. Wooden flooring with large access hatch to loft room above (fully boarded room with limited head height). Telephone point.

LOFT ROOM: 3.36m x 2.93m (11'0" x 9'7")

Fully boarded room accessed by loft ladder through long drop-down hatch. Dry lined walls with two 'Velux' style roof lights. Telephone point. Limited head height to sides. Useful for art studio/ hobbies room, storage.

HALF LANDING:

Approached via a wide bespoke staircase onto a central landing area with roof lights above creating a bright landing. Small sets of stairs then lead to:

PRINCIPAL BEDROOM: 5.42m x 4.78m (17'9" x 15'8")

A truly impressively proportioned principal bedroom with three windows to two elevations. Impressive, vaulted ceiling with exposed beams. Built-in hanging space in alcove, with space above. Door to cupboard housing water tank. beautiful views across field to woodland and also to garden. Wide barn door to:

EN-SUITE: 5.42m x 4.78m (17'9" x 15'8")

Fully tiled shower cubicle. Wide floating wash basin with monobloc mixer tap. Slimline low-level WC.

LITTLE LANDING/READING SPACE: 1.59m x 2.75m (5'3" x 9'0")

Three further steps from the central half landing lead onto another landing area with window to

garden. This makes an ideal reading/play area between bedrooms 2/3. Shelving and cupboard space.

BEDROOM 2: 3.73m x 3.79m (12'3" x 12'5")

Picture window overlooking the patio and garden with views to countryside.

BEDROOM 3: 2.72m x 3.18m (8'11" x 10'5")

Large picture window overlooking the patio and generous garden and large driveway. Wooden floor. Alcove with rail - hanging space for clothes. Loft hatch to insulated boarded ATTIC: space for storage. (Same size floor space as bedroom below) Restricted head height.

BATHROOM:

Vaulted ceiling. Aspect to rear, with far reaching countryside views Suite comprising wrought iron standalone bath, slimline WC, pedestal wash basin. Electric chrome towel rail radiator.

OUTSIDE:

The property is approached via gravelled (Herefordshire stones) driveway offering parking for multiple vehicles. The driveway shape is designed for easy turning. The garden is a generous size and offers ample scope for the keenest of gardeners. Chiefly laid to level lawn interspersed with mature trees and planting. Patio runs down the length of the house, opening out at the far end to a larger patio area ideal for alfresco dining. Accessed by two sets of glazed doors, from kitchen and salon. Far side of the house, another flat pebbled patio area with shrubs surrounding. Outside tap. Steps drop down to firewood store. Back of the house is accessed by iron gate to left of main entrance or from pebbled patio. Space for bike sheds, refuse bins, wood store.

SERVICES:

Mains electricity and water. Septic tank drainage. Bio mass central heating. External lighting outside kitchen. Council Tax Band E. EPC Rating F.

DIRECTIONS:

From Monmouth take the Hereford Road (A466) for approximately 3.3 miles to Welsh Newton then turn right at the cenotaph and up the hill and take the first turning right signposted Welsh Newton Common. Continue along this lane for about a mile passing the telephone box on your left, until you come to a small dirt track on the left and telegraph pole. Turn left down an unmade lane to see cluster of five houses. Towards the end of the track, you will see the gable end of the property, with oak portico and main door. Driveway is on right-hand side.

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 or 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.







