



ROSCOE ROGERS KNIGHT  
*Town and country properties*

Lower Walson  
Skenfrith



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## Lower Walson Skenfrith

This beautifully presented 4-bedroom stone-built cottage is set in 0.74 acres of mature grounds is nestled in an idyllic location between Monmouth and Hereford. Sympathetically remodelled and extended, offering versatile accommodation over two floors, with a wealth of original features throughout. Extensive enclosed gardens and a gently flowing brook with uninterrupted views of the surrounding woodland and pastureland. Private driveway, parking for multiple vehicles and detached garden studio.

**Asking price of £695,000 Freehold**

Originally built in the 1800's and constructed in stone with inset wooden framed double-glazed windows and doors set under pitched tiled roofs. Internal features include wooden ledged and braced doors with Suffolk latches, feature wood burners, low voltage downlighters and a combination of ceramic, quarry tiled and wooden boarded flooring. An oil central heating system supplies domestic hot water and heating to radiators throughout.

**The main entrance to the property is via the front paved pathway and through a part glazed wooden door into:**

### **OPEN PLAN KITCHEN/DINING ROOM:**

#### **DINING ROOM: 3.70m x 3.36m (12'2" x 11'0") Average**

Window to front elevation with garden views. Wooden staircase with handrail and square newel posts leading to the first-floor landing. Wide opening into:

#### **KITCHEN: 5.08m x 2.36m (16'8" x 7'9") Average**

Two windows to back elevation with views of the countryside and stream. "U-shaped" blue quartz work surface with decorative tiled splashback surround and inset one and half bowl ceramic sink. Wooden cupboards and drawers set under with integrated dishwasher and complimentary wall mounted cabinets. Double oven electric "Rangemaster" with four rings and matching extraction hood over. Recess and space for fridge freezer. Integrated larder cupboard with full height shelving along two walls.

#### **LOUNGE/STUDY: 3.75m x 3.40m (12'4" x 11'2")**

Window To front elevation with garden views. Feature fireplace housing wood burner set on a cut stone hearth with wooden mantle and surround and shelved recesses either side.

#### **LIVING ROOM: 4.08m x 5.38m (13'5" x 17'8")**

Window to front and French doors to back elevation accessing rear garden and sun terrace. Feature free standing log burner set on a slate hearth with tall chimney flu.

**From kitchen door into:**

**REAR HALLWAY:**

Wooden and part glazed doors into the following:

**CLOAK ROOM:**

Frosted window to side. Suite comprising a low-level W.C and pedestal wash basin with mixer taps.

**GARDEN ROOM: 2.01m x 2.76m (6'7" x 9'1")**

Glazed to two sides with personnel door out to sun terrace under a lean-to Perspex roof.

**UTILITY AREA: 3.46m x 2.42m (11'4" x 7'11")**

Two windows to back elevation. Laminate work surface along one wall with tiled splash back and space and plumbing for washing machine/tumble dryer set under. Floor mounted oil-fired boiler and full height shelving. Opening into:

**WORKSHOP/STORE: 3.64m x 1.88m (11'11" x 6'2")**

An impressively proportioned room with ample storage and secondary door and skylight to front elevation. Power and light.

**FIRST FLOOR LANDING: 3.64m x 1.88m (11'11" x 6'2")**

Roof access hatch. Airing cupboard with wooden slatted shelving, storage and water cylinder. Doors into the following:

**BEDROOM TWO: 3.67m x 3.47m (12'0" x 11'5")**

Window to front elevation with far reaching countryside views.

**BEDROOM THREE: 3.45m x 3.56m (11'4" x 11'8")**

Window to front elevation with far reaching countryside views. Integrated storage cupboard

**BEDROOM FOUR: 3.56m x 2.36m (11'8" x 7'9")**

Window to back elevation with views of the stream and surrounding countryside.

**FAMILY SHOWER ROOM:**

Window to back elevation. Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and fully tiled shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator. Moroccan tiles to dado height.

**MAIN BEDROOM SUITE: 4.08m x 5.38m (13'5" x 17'8")**

A spacious principal bedroom suite with dual aspect windows to front and back elevations with countryside views. Low level W.C, vanity unit with inset ceramic wash basin and free-standing roll top bath with central mixer tap. Tiling to wet areas.

**OUTSIDE:**

The property is approached via a sweeping gravelled driveway accessing an extensive parking area with space for multiple vehicles and electric car charging point. The grounds total 0.74 acres consisting of mature woodland and extensive terraced lawned areas all of which take full advantage of the property's tranquil and private location. The front garden features an impressively sized wooden constructed gazebo with a pitched metal corrugated roof, ideal for alfresco dining and entertaining. It also contains a large greenhouse, garden shed, fruit cage and other outbuildings. A babbling brook softly meanders around the side of the garden, which has an array of trees and plants including several productive fruit trees. There is a large flat lawn alongside a gently sloping vegetable growing area and large chicken run. Boundaries are a combination of hedgerow and wooden fencing.

**GARDEN STUDIO: 5.66m x 4.42m (18'7" x 14'6")**

Half-timber and brick construction with inset wooden framed windows and door set under a pitched metal roof. An impressively proportioned bright space ideal for studio or office with wood burner set on a stone hearth. Power and light.

**SERVICES:**

Mains electric and water. Oil central heating system and private drainage. Council Tax Band F. EPC Rating D.

**DIRECTIONS:**

Take B4347 out of Monmouth, through Rockfield and Newcastle, turning left at Crossways towards Norton. At the T junction turn left onto the B4521 towards Walson. Go past Norton Baptist Church on the right, and after a hundred yards take the next small turning to the right (marked no-through-road), where Lower Walson will be found through a five-bar gate.

**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.





Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)

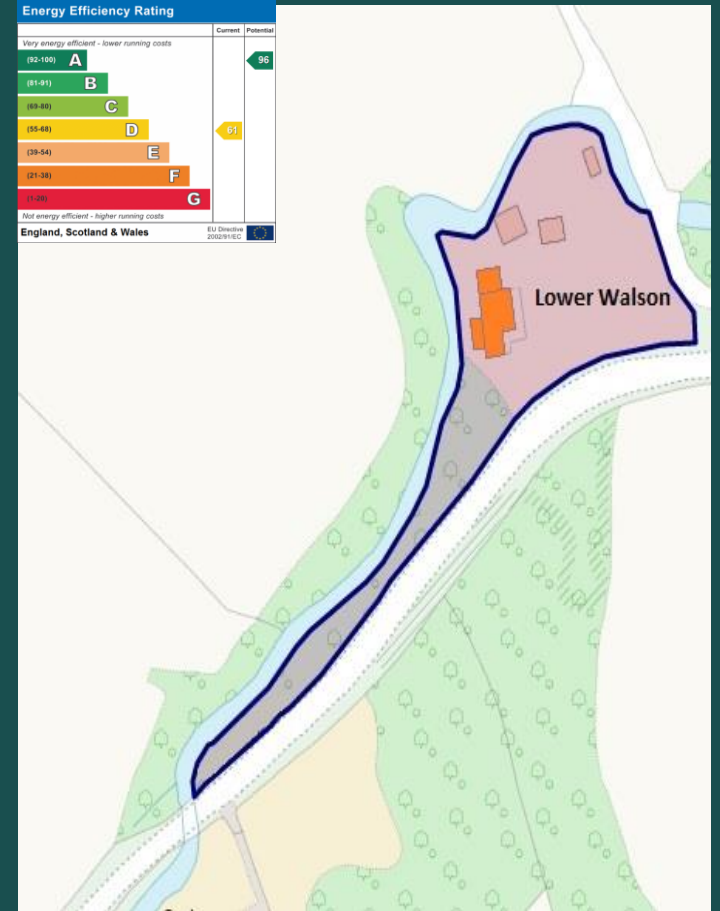




**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)		
C (69-80)		
D (55-68)	G1	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England, Scotland & Wales  
EU Directive 2002/91/EC



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk