

# Rocks Bottom White Rocks, Garway Hill



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*





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## Rocks Bottom White Rocks, Garway Hill

Nestled in 2.3 acres of mature gardens and woodland is this charming detached cottage, set in a truly idyllic and secluded position. In need of modernisation, the property comprises 4 reception rooms and 2 bedrooms. Private driveway, detached garage and parking for multiple vehicles.

### Asking price of £490,000 Freehold

Originally built in the 1800's and extended in the 1980's, the property has a painted rendered exterior with inset mainly double-glazed windows and doors set under a pitched tiled roof. Internal features include exposed beams, vaulted ceilings, decorative fireplaces and vertically boarded, part glazed and stable doors. A combination of storage heaters and oil fired central heated radiators.

**From the driveway the front entrance is via a graveled path and through part glazed stable door into:**

#### **ENTRANCE PORCH:**

Full height shelving to both sides. Door into:

#### **ENTRANCE HALLWAY:**

Skylight to back. Turning staircase with quarter landing and ranch style balustrading to first floor. Under stairs storage cupboard. Opening into:

#### **LIVING ROOM: 4.10m x 2.73m (13'5" x 8'11")**

Two windows to front elevation with pretty garden views. Electric fireplace on ceramic tiled heath with matching surround. Opening into:

#### **KITCHEN: 3.70m x 3.52m (12'2" x 11'7")**

Picture window to side with woodland views. Laminate work surfaces along two walls with inset double stainless-steel sink and side drainer. Wooden cupboards and drawers set under and floor mounted oil boiler. Matching wall and tall units with display shelving. Electric cooker with circulating fan above and bespoke hood cover. Space for fridge/freezer and plumbing for washing machine. Sliding door out to:

#### **GARDEN ROOM ONE: 3.09m x 2.06m (10'2" x 6'9")**

Glazed to three sides with a corrugated roof and a concrete base. Sliding door out to sun terrace.

### From entrance hallway opening into:

#### **SITTING ROOM: 3.30m x 3.56m (10'10" x 11'8")**

Decorative coal fireplace with wooden surround. Sliding door out to:

#### **GARDEN ROOM TWO: 3.09m x 2.06m (10'2" x 6'9")**

Glazed to three sides with a corrugated roof and a concrete base.

#### **FIRST FLOOR LANDING:**

Two windows to the front with elevated woodland and garden views. Walk-in linen cupboard housing water cylinder and full height shelving along two walls.

Doors into the following:

#### **BEDROOM TWO: 2.67m x 2.74m (8'9" x 8'12") approx.**

Picture window to front with garden and woodland views. Bespoke fitted mirrored wardrobes along two walls with shelving, hanging rails and storage. Built in cupboards and drawers to one side at low level. Roof access trap.

#### **FAMILY BATHROOM:**

Two Skylights to back. Suite comprising low level W.C, pedestal bath basin with mixer taps and panelled bath. Wall mounted cupboards along two walls. Tiling to two walls.

#### **BEDROOM ONE: 3.41m x 3.43m (11'2" x 11'3")**

Vaulted ceiling. Picture window to front with elevated views of the woodland. Fitted wardrobe with shelving and hanging rail. Built in cupboards and drawers to one side at low level. Roof access trap.

### **OUTSIDE:**

From the lane access to the property is down a track across common land leading to a parking area for multiple vehicles. The grounds total 2.3 acres consisting of mature gently sloping woodland and terraced lawned areas taking full advantage of the properties tranquil location. To the front there is an extensive and elevated sun terrace with uninterrupted views of the open woodland. The lawned areas have well stocked herbaceous borders with an array of shrubs and flowering plants. The wooded areas have a variety of interspaced trees (including oak and bamboo) and interconnected pathways lead to wooden and stone constructed outbuildings. Boundaries are a combination of wooden posted and wired fencing.

### **SERVICES:**

Mains electric. Private water and drainage. Oil fired central heating system. Tax band D. EPC Rating E.

### **DIRECTIONS:**

From Monmouth take the Hereford Road (A466) for approximately three miles going through the Buckholt and past the turning to Welsh Newton common on the right. Take the next left signposted Pontrillas and Garway and keep straight on this road for three miles going over the crossroad towards Broad Oak. Go past the Garway Moon pub on the right and after approximately 0.3 miles turn right onto Garway Hill. Follow this road for 0.5 miles going past "The Forge" and after a further 0.5 miles, take the turning left. This is signposted to White rocks but is very difficult to see due to the hedge and Ivy growth. Continue on this lane for 0.7 miles going past Little Garway farm on the left. Continue over the cattle grid and you will soon see the sign to Rocks Bottom. Either park on the space at the top, or drive down the 100m of track to the cottage.

### **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.









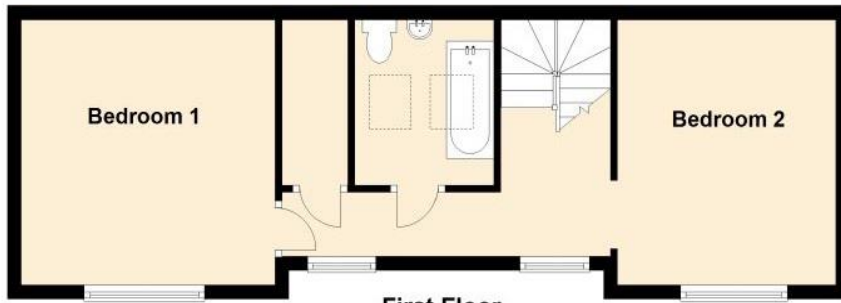


Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

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





Total area: approx. 101.4 sq. metres (1091.5 sq. feet)

