

3 Rose Cottages Redbrook





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Town and country properties

3 Rose Cottages Redbrook, Monmouth

Set in the heart of the Wye Valley, in an area of outstanding beauty, is this beautifully presented, sympathetically upgraded three-bedroom family home and successful self-contained holiday let. Deceptively spacious with an inverted layout, offering bright accommodation over two floors. Landscaped, terraced gardens with far reaching woodland views and separate studio office.

Asking price of £597,000

Traditionally constructed with a painted rendered exterior, inset wooden framed windows with stone cut lintels (including feature arched windows) and part glazed doors set under pitched tiled roofs. Internal features include oak panelled doors with ornate handles, exposed stonework and beams, feature fireplace and a combination of ceramic tiled and wooden effect flooring. An oil fired boiler supplies domestic hot water and heating to radiators throughout.

The main entrance to the property is from the parking and up a flight of stone steps leading to a patio area and through a part glazed arched door into:

OPEN PLAN KITCHEN/DINING ROOM: 5.32m x 3.16m (17'5" x 10'4") opening up to 3.77m (12'4")

Modern country kitchen with arched window to front elevation and window to side. "L-shaped" butchers block work surfaces with Hungarian tiled splashbacks and inset ceramic Belfast style sink. Cream cupboards and drawers set under with integrated dishwasher. Belling gas cooking range with five rings and AEG stainless steel extraction hood over. Matching wall mounted units with spotlights, tall pantry cupboard and space for fridge/freezer. Roof access trap. Door into:

LIVING ROOM: 5.60m x 5.91m (18'4" x 19'5")

Two feature arched windows to front elevation with Juliette balconies taking full advantage of the property's tranquil position. Velux skylight to back and two further windows and secondary stable door to the side with steps down to the parking area. Stone fireplace housing wood burner on a stone hearth and oak mantel above. Exposed stone recess fitted with bookshelf. Wooden panelling to one wall. Turning staircase with wooden balustrading and square newel posts down to ground floor. Ladder up to **MEZZANINE: 6.03m x 2.95m (into eaves)** Boarded with reduced head height and skylights to front and back elevation. This has been used by the current owners as a children's playroom.

From living room door into:

INNER HALLWAY:

Recess with hanging rail, shelving and ample storage. Low voltage downlighters. Doors into:

BEDROOM ONE: 5.56m x 2.26m (18'3" x 7'5") average

Widow to side and two Velux skylights and window to back elevation. Opening into dressing area with chrome hanging rail and window to side.

FAMILY BATHROOM: 3.88m x 2.40m (12'9" x 7'10") max

Feature triangular roof light. Contemporary white suite comprising a low level. WC, Vanity unit with inset wash basin, bath with central mixer tap and rain shower head above with mixer valve on chrome rail. Low voltage downlighters. Recess with display shelving and chrome ladder style radiator. Ledged and braced door into utility cupboard with space and plumbing for washing machine/tumble dryer. Shelving to one side.

From living room down turning staircase to:

GROUND FLOOR LANDING:

Under stairs storage cupboard. Part glazed door with matching side panel to the front and feature glazed curved wall. Doors into.

SHOWER ROOM:

Contemporary white suite comprising a low-level W.C, vanity unit with inset wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.

BEDROOM TWO: 3.50m x 2.51m (11'6" x 8'3")

Feature glazed curved wall and window to front elevation. Storage cupboard with hanging rail and consumer unit at high level.

BEDROOM THREE: 2.82m x 3.61m (9'3" x 11'10")

Two windows to front elevation. Wooden panelling to one wall.

OUTSIDE:

To the front is a paved parking area with planted borders and pathway leading to side of the property with steps and secondary access via a stable door to the living room. Adjacent to the kitchen an extensive wrap around patio area with bespoke built seating ideal for entertaining and alfresco dining. Stone steps to upper terraced gardens with a combination of lawned and gravelled areas with well stocked herbaceous borders and abundance of flowering plants. At the top, an extensive level artificial lawned garden taking full advantage of the surrounding Wye Valley views. **OUTDOOR STUDIO/OFFICE: 2.17m x 4.00m:** wooden construction with inset Upvc windows and French doors set under a flat roof. Power, electric and internet connection.

WHEELWRIGHT'S COTTAGE:

Stone construction with inset double glazed windows and a wooden part glazed door set under a pitched tiled roof. Elegantly presented and sympathetically remodelled by the owners and currently used as a highly successful self-contained holiday let. The accommodation comprises a kitchen/living area, double bedroom and bathroom all complete with quality fixtures and fittings. Double doors from the road opening into a storage room.

SERVICES:

Mains water, electric and drainage. Oil-fired central heating system. Council Tax Band E. EPC D & D.

DIRECTIONS:

From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue to the village of Redbook and turn immediate left by the Osteopaths. Follow the road for a short distance and 3 Rose Cottages can be found on the right after the stone archway.

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

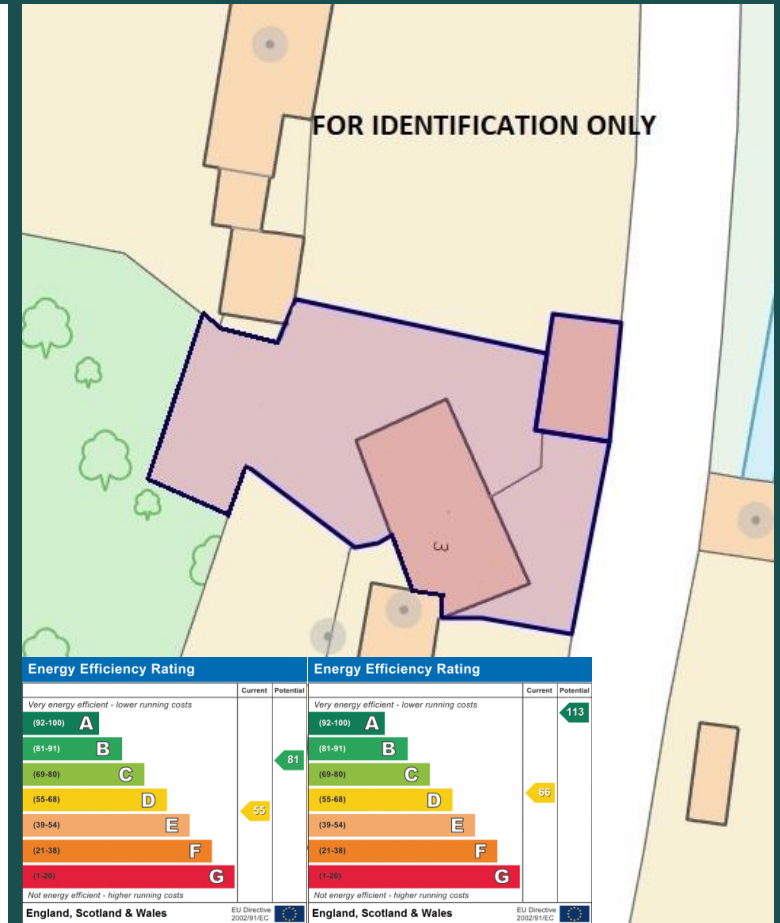
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.







Total area: approx. 187.7 sq. metres (2020.4 sq. feet)



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