



ROSCOE ROGERS KNIGHT
Town and country properties

Ivy Cottage
Sandyway Lane, Whitchurch



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This very elegant 4 bed detached 17th Century cottage is set in an acre of grounds in a prime location on the edge of a popular village between Monmouth and Ross-on-Wye. Tastefully restored and up-graded with a wealth of original features over its 2 floors. Mature wrap around garden with terraces, a paddock, detached double garage, outbuilding and parking area for multiple vehicles. The village has the benefit of a renowned primary school, excellent shop/café, restaurants, hotel and active village hall.

Asking price of £630,000

Constructed in stone with feature original cast iron windows to the front and wooden doors and double-glazed windows elsewhere all under a slate tiled roof. Features include ornate wooden facias, cast iron guttering and downpipes, exposed beamed ceilings and stonework, pine window shutters, wooden panelled doors, skirting boards, oak and elm floorboards, red clay quarry tiles, stone and cast fireplaces. Oil-fired boiler providing hot water and central heating to radiators throughout. All mains services.

The main entrance is from a stone paved patio through panelled wooden front door into:

RECEPTION HALL:

Staircase with turned newels and pine balustrades and handrails leading to first floor split level landing with under stairs storage. Doors into the following;

LOUNGE/DINING ROOM: 7.74m x 3.19m (25'5" x 10'6")

Three windows to the side with deep quarry tiled sills looking out into the garden. Large window to the front with pine shutters. Open stone fireplace with stone hearth and timber lintol over. Wide opening into;

KITCHEN AREA: 5.98m x 2.60m (19'7" x 8'6") opening to 2.89m x 2.91m (9'6" x 9'7")

Two windows to the back and part glazed panelled external door gives access to driveway and back garden. Original stone walls exposed with feature recesses. Oil-fired Rayburn Royal cooker set into recess with curved timber lintol over. Bespoke fitted polished oak worktops along two walls with inset double Belfast ceramic sink with chrome mixer tap. Wooden cupboards and drawers set under with complimentary wall cabinets and shelving. Plumbing for dishwasher and space for fridge/freezer.

From hallway, door into;

SITTING ROOM/SNUG: 4.36m x 3.68m (14'4" x 12'1")

Two windows to the front, main window with pine shutters. Fireplace set in exposed stone chimney breast with raised stone hearth and inset wood burning stove. Door into:

UTILITY WING:

With Washroom Area and window to back and plumbing for washing machine. Door into Cloak room with window to back and low-level WC. Steps down into: Drying/Storage/ Boot Room: 2.9m x 2.9m. Window and panelled external door to the side. Beamed ceiling. Hatch up to roof void for storage.

From Hallway, stairs up to split level first floor landing with Velux roof light. Doors into the following;

BEDROOM TWO: 3.50m x 2.95m (11'6" x 9'8")

Window to the side with garden views.

FAMILY BATHROOM:

Frosted windows along back wall. White suite with low level W.C, basin and pedestal, bath with wooden panels and electric shower over. Vertical panelling up to dado height. Ceramic tiling surrounds to sink and bath. Heated towel radiator.

BEDROOM FOUR: 2.95m x 2.87m (9'8" x 9'5")

Window to the side. Built in wardrobe with hanging rail and shelving.

BEDROOM TWO: 3.85m x 4.41m (12'8" x 14'6")

Window to front. Cast iron fireplace with wood and stone surround. Door into:

SHOWER ROOM:

Window to front with seat. Fully tiled double shower cubicle with mixer valve and rain and adjustable heads. White low level W.C and basin and pedestal. Pattern tiled ceramic floor. Secondary door out to landing.

MAIN BEDROOM: 4.42m x 3.70m (14'6" x 12'2")

Two windows to front with window seat. Cast iron fireplace with wood and stone surround.

OUTSIDE:

A shared tarmac drive leads up to parking for multiple vehicles set up behind the cottage with a gently sloping paddock beyond. A secondary gravelled drive leads to an area with complete foundations for a studio and hobby room. Further permission may be granted for development of annexed accommodation. Attached to the Utility Wing an external door accesses a storage room housing oil fired central heating boiler and hot water tank. Timber outbuildings and a fenced vegetable growing enclosure. A flag stone terrace is set at the front of the cottage and the wrap around garden is laid to lawn with shrubs and interspaced trees offering excellent levels of privacy. Boundaries are a mix of stone walling and fencing.

GARAGE: 6.29m x 4.37m (20'8" x 14'4")

Set down off the lane is a detached stone walled double garage with red brick exterior, steel coated profiled roof and two large wooden doors to front. Power, light and future proof additional consumer unit installed to provide power and lighting to annex.

AGENTS NOTE:

Set to the left of the driveway is an old public right of way that runs up the boundary line. The lower section of the driveway is shared by two neighbours and is without title. A declaration of trust is held over the shared portion of the drive to ensure right of access.

SERVICES:

Mains water, electricity and drainage. Oil fired central heating. Council Tax Band E. EPC rating E.

DIRECTIONS:

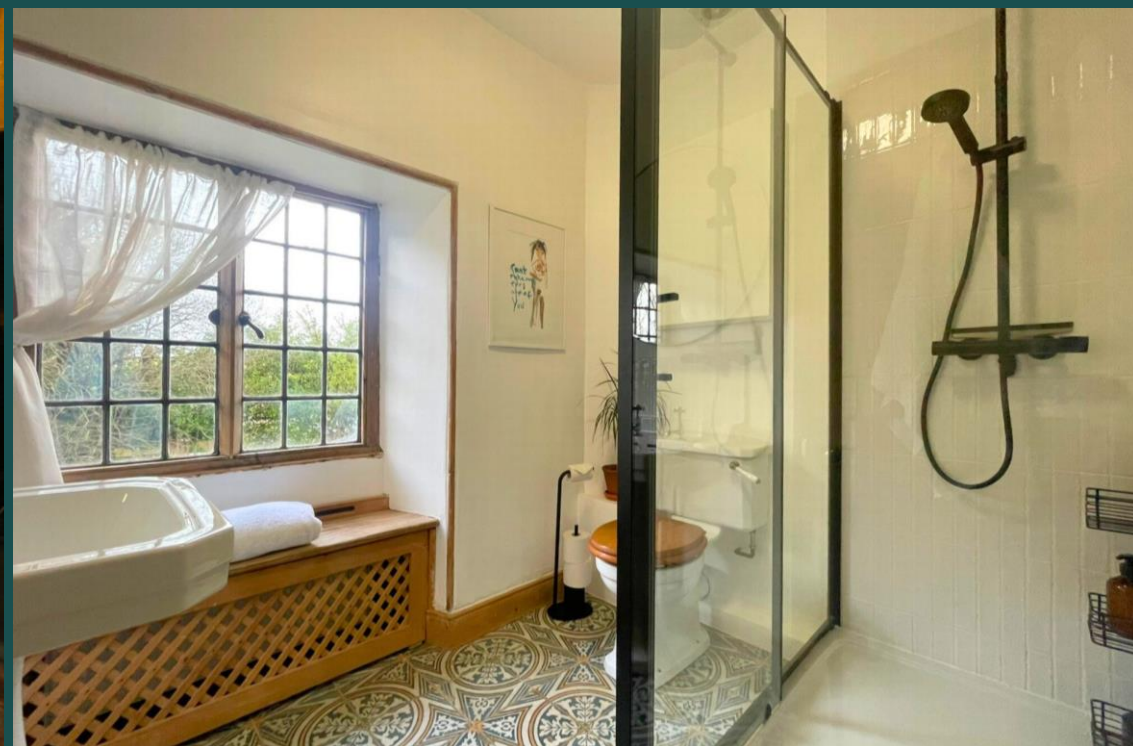
Heading from Monmouth on the A40 take the Whitchurch exit, the take the first turning on your right over the dual carriageway and turn right. Follow the road for a few hundred yards and take the first left turning up Sandyway Lane, pass the first couple of houses and the driveway to the property will be on your left and the property is set up in front of you on the 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 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.

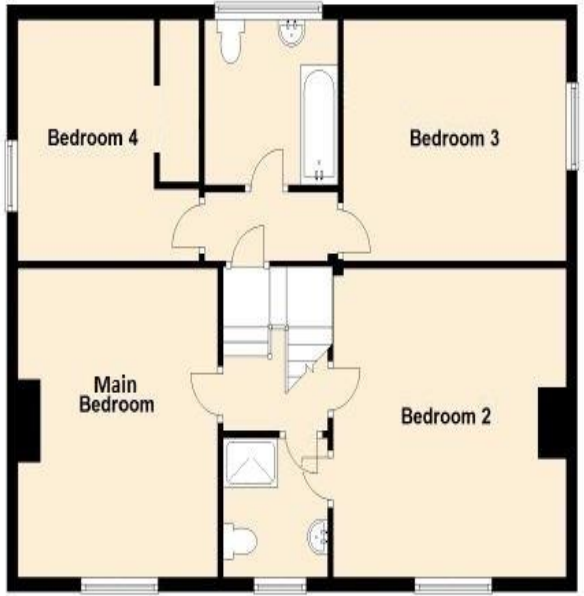








Ground Floor
Approx. 95.2 sq. metres (1024.4 sq. feet)



First Floor
Approx. 79.9 sq. metres (860.1 sq. feet)

Total area: approx. 175.1 sq. metres (1884.5 sq. feet)

DRAFT ONLY

Sandiway Villa
Oak House
Ivy Cottage
Approx. 1.12 Acres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		82
C	(69-80)		
D	(55-68)		
E	(39-54)	47	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

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

