

Lindisfarne
Back Road, Catbrook



ROSCOE ROGERS KNIGHT
Town and country properties



Lindisfarne

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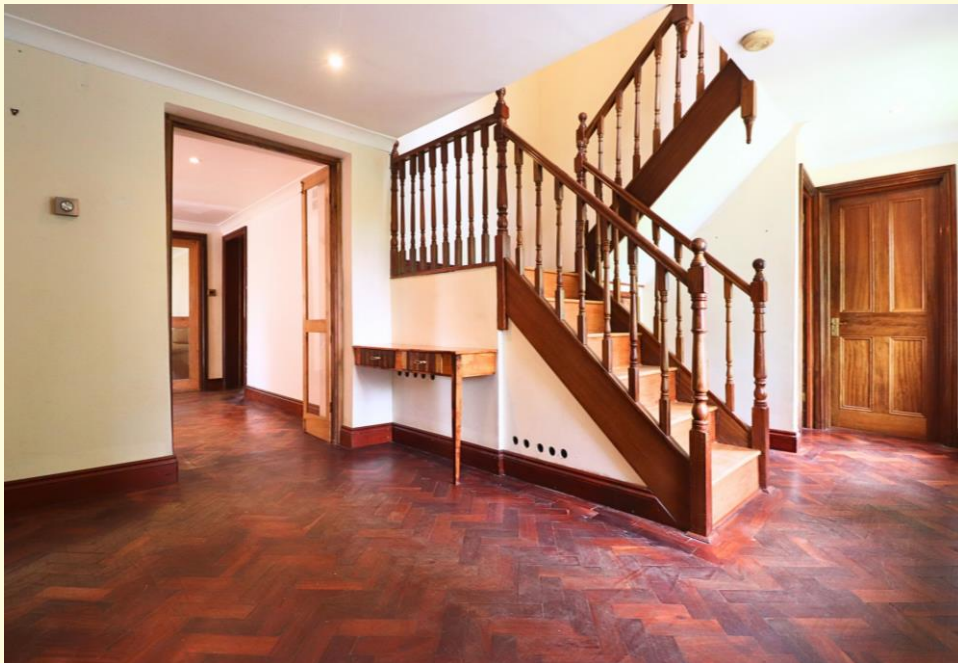
Occupying an idyllic location in the desirable village is this handsome five-bedroom country residence, set proudly in just over half an acre of landscaped grounds. Offering spacious and versatile accommodation over two floors, with a wealth of character and original features. Featuring a substantial detached workshop with solar panels, two private gated driveways, and ample parking. No onward chain.

Traditionally constructed in stone with inset wooden-framed windows and doors set under pitched tiled roofs. Internal features include, but are not limited to, original exposed beams, part glazed and wooden panelled doors, moulded skirting boards, architraves and covings, low voltage downlighters, and a combination of wooden boarded, parquet, ceramic, and quarry tiled flooring. Heating via a mixed source of electric and oil.

The main entrance to the property is from the front terrace through a wooden panelled door into:

ENTRANCE HALLWAY:

Two windows to front with garden views. Turning staircase with quarter landing, wooden balustrading and twisted newel posts up to first floor landing. Under stairs storage cupboard and additional storage cupboard housing consumer unit and fitted shelving. Door into:



SHOWER ROOM:

Window to front. Suite comprising a low-level W.C., pedestal wash basin and fully tiled shower enclosure with mixer valve and wall-mounted shower head. Tiling to all walls.

STUDY: 2.74m x 3.52m (8'12" x 11'7")

Dual aspect windows to front and side. Bespoke fitted book shelving along one wall with cabinet set under.



DINING ROOM: 4.81m x 3.54m (15'9" x 11'7")

French doors to side opening up to expansive sun terrace. Pair of doors into:

LIVING ROOM: 8.98m x 4.41m (29'6" x 14'6")

An impressively proportioned principal reception room with bowed window to side, windows to back and French doors with matching side panels to front accessing sun terrace. A feature wood burner set on a stone hearth supplies secondary heating to bedroom one.



KITCHEN: 5.53m x 4.30m (18'2" x 14'1")

Dual aspect windows to side and back and external door to back accessing rear garden and detached workshop. "U-shaped" laminate work surface with tiled splash back surround and inset sink with mixer taps and side drainer. A range of wooden panelled cupboards and drawers set under with space and plumbing for dishwasher. Premier two-oven Aga and matching electric cooker with four rings and concealed circulating fan over. Complimentary wall-mounted cabinets and space for fridge/freezer. Door into:



UTILITY ROOM:

Window to side. Floor-mounted oil central heating boiler. Unit with tiled splash back, inset double stainless-steel sink and side drainer and cupboard set under. Fitted shelving along one wall.

From entrance hallway up staircase with quarter landing to:

FIRST FLOOR LANDING:

A spacious "L-shaped" landing area with window front enjoying attractive garden views. Roof access hatch. Doors into the following:



BEDROOM FIVE: 2.52m x 3.39m (8'3" x 11'1")

Window to front. Airing cupboard housing wooden slatted shelving and water cylinder.

BEDROOM THREE: 3.84m x 3.39m (12'7" x 11'1")

Window to front with far-reaching garden and countryside views.



Opening into inner hallway with doors into:

FAMILY BATHROOM:

Window to side. Suite comprising a low-level W.C., pedestal wash basin and bath with mixer taps and separate handheld attachment. Integrated cupboard with full height wooden slatted shelving. Fully tiled walls.

BEDROOM TWO: 4.42m x 4.31m (14'6" x 14'2")

Window to back.

BEDROOM FOUR: 3.55m x 3.25m (11'8" x 10'8")

Window to side. Book shelving along one wall.



BEDROOM ONE: 4.44m x 5.20m (14'7" x 17'4")

A generously proportioned principal bedroom suite with window to back and French doors to side with matching side panels into garden room. Two integrated wardrobes with hanging rail, shelving and ample storage. Door into:



EN-SUITE:

Window to side. Suite comprising a high cistern W.C., vanity unit with inset wash basin and bath with mixer valve and rain shower head over.



GARDEN ROOM: 4.63m x 3.47m (15'2" x 11'5")

Wooden construction with glazing to three sides under an atrium roof enjoying panoramic views of the garden and surrounding countryside.



OUTSIDE:

The formal entrance to the property is from the front gated driveway with stone pillars opening up to an expansive gravelled parking/turning area with space for multiple vehicles. The property's grounds total approximately 0.58 acres, featuring a beautifully maintained and extensive flat lawned area with well-stocked herbaceous borders with an abundance of flowers and plants, and a mature orchard with a diverse variety of interspersed fruit trees. Adjacent to the kitchen, a spacious paved sun terrace ideal for alfresco dining and entertaining, taking full advantage of the property's enviable location and pretty garden views. To the back, a further gravelled parking area leading to:



DETACHED GARAGE/WORKSHOP:

Ideal for conversion into an annex for multigenerational living subject to the necessary planning permissions.

GARAGE: 3.09m x 8.09m (10'2" x 26'7")

Matching construction with a concrete base, window and electric up and over garage door to the front and obscure window to side all under a pitched tiled roof with solar panels supplying electricity. Work unit with inset double stainless-steel sink and side drainer. Integrated cupboard with full height shelving. Power and light. Wooden panelled door into:

WORKSHOP: 4.06m x 7.91m (13'4" x 25'11")

Window, secondary part glazed door and garage door to the front. Solar panel control unit and single bay for vehicle. Power and light. Set behind the garage/workshop is a substantial (Approximately 20ft x 8ft) woodshed, with ample storage for firewood and twin power outlet.

SERVICES:

Mains water and electric. Oil-fired central heating, solar panels and private drainage. Council Tax Band G. EPC Rating D.

DIRECTIONS:

From Monmouth take the B4293 towards Trellech and Chepstow. Drive through the village of Trellech and at the sharp right-hand bend turn off to the slight left signposted Catbrook. Proceed along the 'Catbrook' Road for approximately 1.5 miles. Upon reaching a T-Junction turn left. Passing the Memorial Hall on the left-hand side continue for a couple of hundred yards as the road bears around to the right, turn left at the connecting junction onto 'Back Road'. Continue straight for a short distance and the property can be found on the right-hand side towards the end of the road.



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.

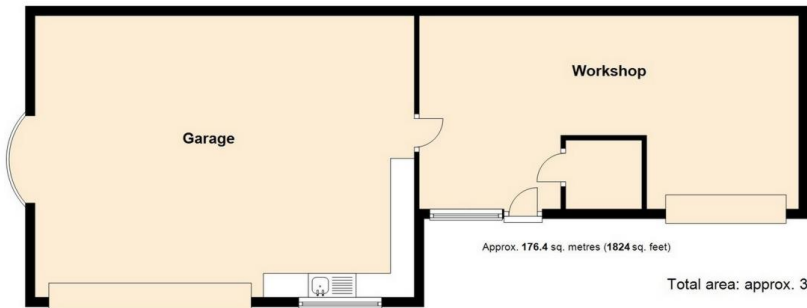
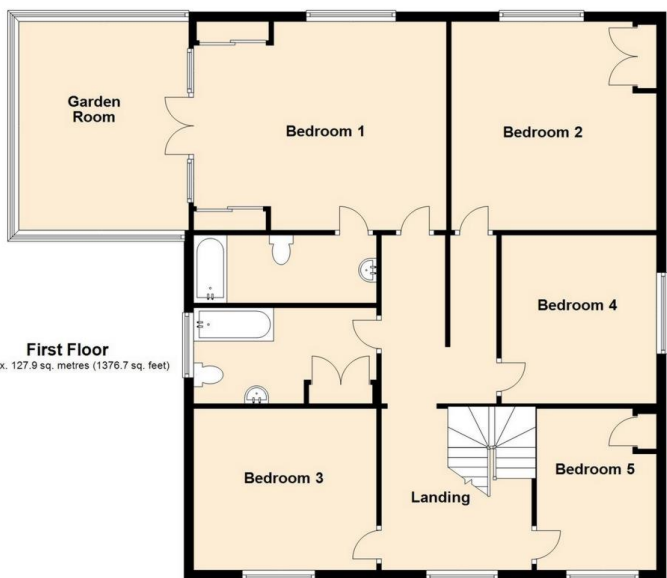
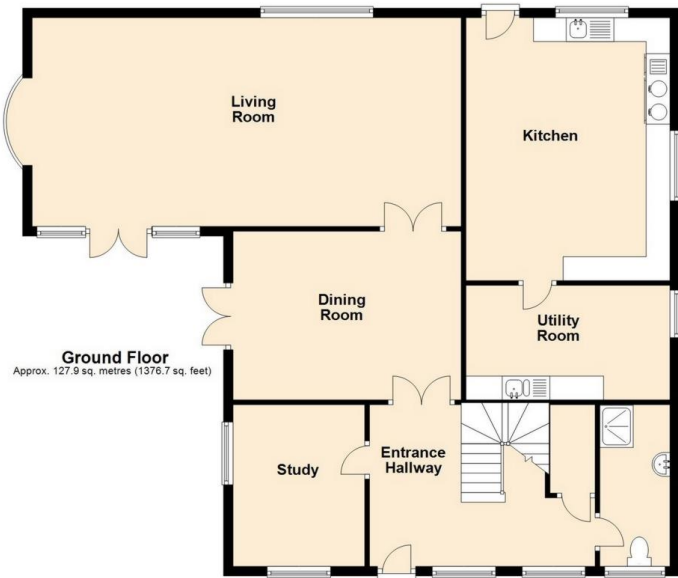
TOWN & COUNTRY PROPERTIES
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Asking price of £975,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596





Total area: approx. 332.2 sq. metres (3575.9 sq. feet)



FOR IDENTIFICATION ONLY

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
A (82-100)		
B (81-91)		
C (69-80)		76
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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

