

Old Crow Cottage Redbrook



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Town and country properties

Old Crow Cottage Redbrook, Monmouthshire

Nestled in approximately 1 acre of mature grounds in the heart of the Wye valley, is this charming stone built cottage enjoying an enviable elevated aspect. Located on the edge of the sought after village with excellent local amenities and easy access to major road networks. Offering spacious and well-appointed accommodation over two floors with four bedrooms and three reception rooms, all enjoying attractive views of the River Wye and adjoining woodland. Private driveway and parking for multiple vehicles.

Asking price of £625,000 Freehold

Originally built in the early 19th century, the property is traditionally constructed in stone with a part painted rendered exterior. Inset double glazed windows with stone sills and part glazed doors set under pitched slate roofs. Internal features include exposed stonework and beams, three multi fuel burners, wooden panelled doors, feature panelling at dado height, moulded skirting boards and architraves and a combination of ceramic tiled, wooden boarded and carpeted flooring. An LPG gas boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front sun terrace and through a part of French doors into.

GARDEN ROOM: 3.57m x 4.45m (11'9" x 14'7")

Vaulted ceiling with windows to front, side and back elevations. Sectional radiator. Sliding oak door into:

UTILITY ROOM: 1.90m x 2.07m (6'3" x 6'9")

Windows to side and back. Space and plumbing for washing machine/tumble dryer. Wall mounted gas boiler. Door into:

SHOWER ROOM:

Skylight to back and internal window to side. A contemporary suite comprising low level WC, pedestal wash basin and walk in shower enclosure housing Mira shower with head on adjustable chrome rail. Chrome ladder style radiator. Extraction fan at high level. Tiling to all walls and floor.

From garden room part glazed door into:

KITCHEN: 4.87m x 3.00m (15'12" x 9'10")

Window to back and front with woodland views. Granite worktops along three walls with tiled splashback surround, inset ceramic sink and four ring Bosch gas hob with stainless steel Neff extraction hood over. A range of matte grey cupboards and drawers set under with integrated Bosch oven/grill and Bosch fridge and freezer. Socket for dishwasher. Complimentary wall mounted cabinets with integrated Bosch microwave. Protruding chimney breast housing multi fuel burner set on a slate hearth with wooden mantel over.

DINING ROOM: 4.77m x 3.73m (15'8" x 12'3")

Picture window to front with far reaching woodland views. Protruding chimney breast housing multi fuel burner set on a slate hearth.

FORMAL ENTRANCE HALLWAY: 4.32m x 2.27m (14'2" x 7'5")

A contemporary external door to the front and window to back. Staircase with quarter landing, square newels post and turned balustrading up to first floor landing. Consumer unit at low level and heating thermostat.

LIVING ROOM: 4.12m x 5.00m (13'6" x 16'5")

Picture window to front. Feature fireplace housing multi fuel burner set on a slate hearth with oak mantel over.

From formal entrance hallway, up stairs to:**FIRST FLOOR LANDING:**

"L-shaped" with two picture windows to back enjoying view of the adjoining woodland. Doors into the following:

BEDROOM ONE: 4.09m x 5.23m (13'5" x 17'2")

A generously proportioned principal bedroom with dual aspect windows to front and back. Dado rails.

STUDY/BEDROOM FOUR: 2.47m x 3.17m (8'1" x 10'5")

Picture window to front with woodland views. Integrated wardrobe with hanging rail and storage. Roof access hatch. Loft part boarded with lights.

BEDROOM TWO: 3.85m x 4.06m (12'8" x 13'4")

Picture window to front with river views. Integrated wardrobe with hanging rail and storage.

BEDROOM THREE: 3.68m (Max) reducing to 2.74m (12'1" x 8'12") x 3.07m (10'1")

Dual aspect windows to front and side. Airing cupboard with wooden shutter doors housing water cylinder with immersion heater.

FAMILY BATHROOM:

Window to back. Contemporary suite comprising a low level W.C, floating wash basin and bath with central mixer tap and separate handheld attachment. Extraction fan at high level. Tiling to all walls and floor.

ATTACHED WORKSHOP: 5.31m x 2.78m (17'5" x 9'1")

Matching construction with a concrete base and lean to roof. Work units along two walls. Power and Light.

OUTSIDE:

The property is approached via a long private driveway that leads to a spacious parking and turning area with room for multiple vehicles. Steps lead up to an extensive paved patio which adjoins the garden room, creating an ideal space for alfresco dining and entertaining. The wrap-around well-maintained grounds total approximately one acre, featuring a blend of gently sloping lawns and mature wooded areas capitalising on the property's elevated aspect with views of the River Wye. Set to the side, a further lawned area with a handy wooden shed and green house. Surrounded by neighbouring woodland, boundaries are a combination of stone walls and wooden posts with wired fencing.

SERVICES:

Mains electric and water. LPG gas heating system and private drainage. Council Tax Band E. EPC Rating tbc.

DIRECTIONS:

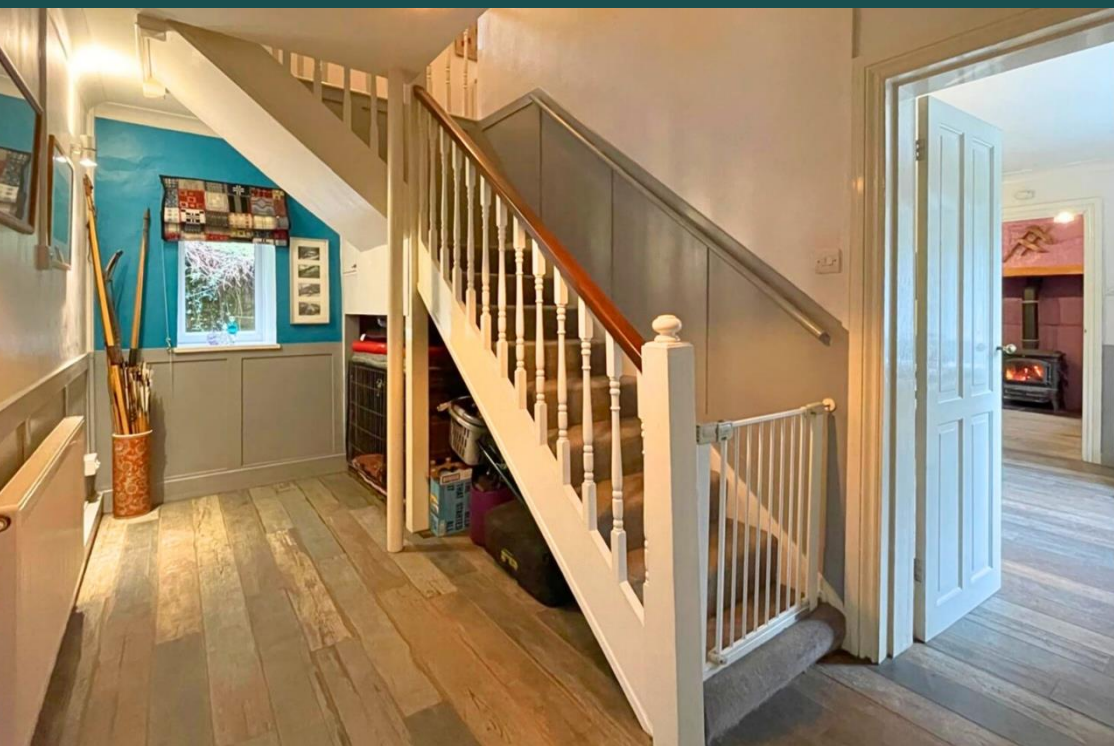
Leave Monmouth on the A466 Wye Valley road passing through Redbrook. On leaving the village after the speed limit sign there is a sharp left hand turn onto the private driveway for Old Crow Cottage.

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 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.



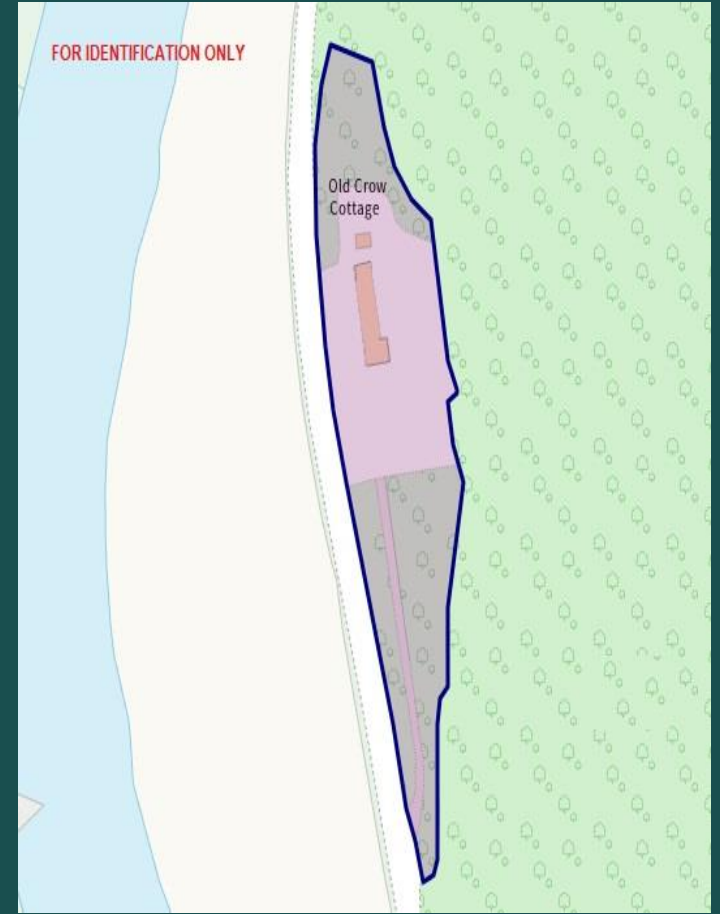




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