

# Nantyrhylas Dingestow, Monmouth



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







# Nantyrhylas, Dingestow, Monmouth

Set in 3 acres of woodland and beautifully landscaped gardens, complete with a manmade lake, this beautifully presented four-bedroom country cottage enjoys a truly idyllic rural setting. Perfectly positioned for convenient access to Monmouth, Raglan and major road networks, this charming property has been lovingly renovated and thoughtfully extended over the years. Offering flexible accommodation across two spacious floors with excellent levels of natural light. Detached double garage and office, timber workshop and a home office/studio.

The property is traditionally constructed with a painted rendered exterior and inset double glazed uPVC windows and doors all set under pitched tiled roofs. Internal features include low voltage downlighters, wooden panelled, part glazed and oak internal doors, a feature stone fireplace, raked ceilings and a combination of ceramic tiled and hardwood boarded flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The entrance from the edged Cotswold stone gravelled driveway is up stone steps to a pair of glazed doors into;**

**RECEPTION CONSERVATORY: 6.15m x 3.00m opening to 3.76m (20'2" x 9'10" opening to 12'4")**

Glazed on two sides with bay window on a low-level plinth wall. Pair of doors lead out to extensive stone paved sun terrace all having outstanding views across the grounds. Opaque insulated panel roof. Consumer unit at high level for Jacuzzi. Door into:



**UTILITY ROOM: 1.43m x 2.83m (4'8" x 9'3")**

Window with frosted glass to front. Laminated worktops to each side with Worcester floor mounted oil-fired boiler and space for large fridge, washing machine and tumble dryer. Wall cupboard at high level and roof access trap. Through door into:

**CLOAKROOM:**

Window with frosted glass to front. Suite comprising a low-level WC and vanity unit with inset square wash basin.

**From Reception Conservatory through pair of part glazed doors to:**

**OPEN PLAN HALLWAY:**

Pair of sliding doors into storage cupboards with hanging rails and shelving. Pair of doors into shelved pantry cupboard. Staircase with ranch style balustrading and wooden hand rail up to first floor landing. Roof access hatch and consumer unit at high level.





**KITCHEN/DINING AREA: 6.87m x 3.57m (22'6" x 11'9")**

A generously proportioned room with dual aspect windows to back and side with views of the vegetable garden. Polished black granite worktops with inset one and a half bowl stainless steel sink and side drainers. A range of solid oak panelled cupboards and drawers set under. "Leisure" electric cooking range with two ovens and grill, ceramic hob and complementary full width extraction hood over. Matching wall mounted cabinets with spotlights.



**LIVING ROOM: 6.05m x 3.65m (19'10" x 11'12") Max**

Window to side overlooking sun terrace and window to back. Split level oak boarded floor. Natural stone fireplace with oak shelves and inset multi-fuel Yotul stove set on stone hearth. Door into understairs cupboard with mains water pressure pump. Through pair of part glazed doors with frosted glass into:





**SITTING ROOM: 4.80m x 2.80m (15'9" x 9'2")**

Pair of glazed doors out to sun terrace and picture window to side.



**From Open Plan Hallway through door into:**

**BACK HALLWAY: 2.45m x 1.96m (8'0" x 6'5")**

Stable door with glazed viewing panel out to courtyard garden and pedestrian lane access. Doors into:

**PRINCIPAL BEDROOM SUITE: 5.50m x 3.95m (18'1" x 12'12")**

An incredibly bright principal bedroom with two windows to back and a matching pair of glazed doors with side panels to front enjoying views across the grounds and lake. Recessed wardrobes along one wall with shelving and hanging rails. Matching dresser unit with drawers under. Door into:

**EN-SUITE:**

Window to front with attractive views. A white suite comprising low level WC, pedestal wash basin, a corner double shower with mixer valve and head on adjustable rail and Jacuzzi bath with mixer tap and retractable showerhead. Fully tiled walls with dado and motif tiles. Extraction fan at high level.





From Open Plan Hallway up stairs to:

**FIRST FLOOR LANDING:**

Shelved cupboard into stairwell. Doors into the following:

**BEDROOM THREE: 3.37m x 3.30m reducing to 2.30m (11'1" x 10'10" reducing to 7'7")**

Window to side with views across sun terrace and gardens. Part raked ceiling.



**BEDROOM FOUR: 2.32m x 2.37m (7'7" x 7'9")**

Window to back with views across open fields. Part raked ceiling.

**SHOWER ROOM:**

A white suite comprising low level WC, pedestal wash basin and corner set shower enclosure with glazed doors and electric shower with head on adjustable rail. Fully tiled walls with motif and feature dado tiles. Extraction fan at high level. Part raked ceiling.

**GUEST BEDROOM SUITE: 4.44m x 3.58m reducing to 2.00m (14'7" x 11'9" reducing to 6'7")**

Window to back with attractive views across open countryside and dormer window at high level to front. Fitted bedroom units with two pairs of doors into wardrobes with hanging rails and shelving. Corner dressing table with drawers set under. Recess with matching desk top. Door into linen cupboard. Door into:



**EN-SUITE:**

Window to back with views across open countryside. A white suite comprising a low-level WC, pedestal wash basin and bath with screen, mixer valve and shower head over, with head on adjustable rail. Fully tiled walls with motif and feature dado tiles.





### OUTSIDE:

The grounds total approximately three acres and are mainly grassed with interspaced trees and well stocked planted borders around the cottage. Paved and decked terraces take full advantage of the outstanding views that this elevated aspect provides. The lake is man-made and has two wooden foot bridges and it is fed from a stream with a built-in overflow system. Adjacent is a "finger" of mixed woodland that runs parallel with the lane. The attractive entrance with cattle grid between two wooden posts, ranch style railings and pedestrian gate to side, leads to the meandering Cotswold gravelled driveway that is edged and runs up to the front of the cottage with a large parking/turning area. Located near the entrance is the;

### DETACHED DOUBLE GARAGE/OFFICE: 5.50m x 5.90m (18'1" x 19'4")

Traditionally constructed with a painted, rendered exterior and open trusses with pitched tiled roof with storage above and two up and over electrically automated sectional doors. An internal ledged and braced door leads into the office:



### OFFICE/WORKSHOP: 5.50m x 2.44m (18'1" x 8'0")

Double glazed window to front and pair of ledged and braced doors out to side. Power and light. Water and power externally.

Below the cottage is a well laid out vegetable growing area with raised beds, a netted fruit growing area, potting shed, two greenhouses, chicken enclosures, log store, tractor shed and;

### TIMBER WORKSHOP: 4.10m x 6.00m (13'5" x 19'8")

Glazed panels to front and side and pair of ledged and braced single and double doors. Concrete floor, power and light.

### DETACHED SUMMER HOUSE: 3.26m x 4.76m (10'8" x 15'7")

Set on the woodland back of the cottage and recently constructed with double glazed window to side, two to front and a pair of part glazed doors out to paved terrace under cantilevered roof. Insulated floor and ceiling and finished inside with pine boarding with exposed rafters. Power and light.

### SERVICES:

Mains water, electricity, private drainage, oil fired central heating, Council Tax Band F. EPC E.

### DIRECTIONS:

From Monmouth travel down Wonastow Road for 4 miles and you will come to a 'T' junction in the village of Dingestow. Turn right and after 1.7 miles, just past the red bricked house, turn right and continue for 0.6 miles along this lane. Nantyrhylas is on the right-hand side with the entrance driveway on the same side just beyond.



### 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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# Asking price of £795,000



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