

Salters Cottage
Dingestow, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

Salters Cottage Dingestow, Monmouth

Originally built in the early 19th century, this charming three-bedroom character cottage is set in the heart of the village, enjoying views across open playing fields and St Dingat's Church. The accommodation is arranged over two well-appointed floors and retains a wealth of original character features, thoughtfully complemented by modern conveniences. Outside, there is a beautifully designed rear garden, a detached garage with workshop and office space above, along with off-road parking for multiple vehicles.

Asking price of £525,000 Freehold

The property is traditionally constructed in stone and brick with a painted rendered exterior and features mainly uPVC double-glazed windows and doors set under pitched tiled roofs. Internal features include three feature fireplaces, exposed stonework, moulded skirting boards, vaulted ceilings, part-glazed and panelled doors, and a combination of wooden boarded, laminated, and carpeted flooring. An electric boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front and through a bespoke oak door into:

ENTRANCE HALLWAY:

Turning staircase with wooden balustrading and handrail up to the first-floor landing. Under-stairs storage cupboard. Doors lead into the following:

DINING ROOM: 3.79m x 3.09m (12'5" x 10'2")

Window to the front elevation and external glazed door to the rear, providing access to the garden. Feature stone fireplace housing an electric fire set on a matching hearth. Recesses either side with fitted display shelving and cabinets set underneath.

KITCHEN: 4.09m x 2.98m (13'5" x 9'9") Approx.

Windows to the rear and side with pretty garden views and external door to the garden. Laminate worktops along three sides with a tiled splashback surround and inset one-and-a-half-bowl stainless steel sink and four-ring induction hob. A range of cupboards and drawers set underneath with space for an American-style fridge freezer and plumbing for a dishwasher. Electric double oven Aga cooking range. Complementary wall and tall units. Opening into:

UTILITY:

Window to the rear. Floor-mounted Fischer electric boiler. Ledged and braced door into pantry with full-height shelving along three sides.

CLOAK ROOM:

Suite comprising a low-level WC and vanity unit with inset wash basin. Tiling to half-height. Extraction fan at high level.

LIVING ROOM: 7.23m x 3.63m (23'9" x 11'11")

An impressively proportioned principal reception room with excellent natural light, high ceilings, and exposed beams and trusses. Two windows with seats to the side, and a window at high level to the front and rear. Feature stone fireplace housing a wood burner set on a stone hearth.

FIRST FLOOR LANDING:

Doors into the following:

SHOWER ROOM:

Corner vanity unit with inset wash basin. Shower enclosure housing a Triton shower with head on an adjustable chrome rail. Extraction fan at high level.

BEDROOM THREE: 2.73m x 2.70m (Max) (8'11" x 8'10") Max

Window to the front. Integrated wardrobe with hanging, shelving, and storage. Roof access hatch.

BEDROOM TWO: 3.74m x 3.60m (12'3" x 11'10")

Vaulted ceiling with window to the front. Bespoke fitted wardrobes along two sides with hanging rail, shelving, and ample storage. Door into:

CLOAK ROOM:

Frosted window to the rear. Low-level WC and vanity unit with inset wash basin. Tiling to all walls.

BEDROOM ONE: 2.97m x 4.06m (Max) (9'9" x 13'4")

Dual-aspect windows with pretty views overlooking the garden and St Dingat's Church. Two pairs of doors into integrated wardrobes with hanging rails, shelving, and storage. Roof access hatch.

Door and step down to:

EN-SUITE SHOWER ROOM:

A contemporary white suite comprising a low-level WC, vanity unit with inset wash basin, and double-width shower enclosure with curved screen housing a Mira shower with head on an adjustable chrome rail. Extraction fan at high level. Tiling to all walls.

OUTSIDE:

To the front of the cottage there is an enclosed, low-maintenance garden bordered by a wooden picket fence. It also features a useful wooden shed and greenhouse, both with power. The main garden is situated behind the cottage and has been thoughtfully designed to make the most of its sunny aspect. It offers a series of paved and raised seating areas, complemented by shaped and well-stocked herbaceous borders. Gravelled interconnecting pathways lead to a number of raised flower beds and a well-established fishpond. Steps rise to an additional patio area, and a vertically boarded wooden door provides access to:

DETACHED GARAGE/WORKSHOP: 6.03m x 5.40m (19'9" x 17'9")

Split into two rooms and constructed to match the main residence, the building features a concrete base, wooden-framed windows, and an electric up-and-over garage door at the rear, which adjoins the private parking area providing space for multiple vehicles. The space benefits from power and lighting. An external wooden staircase leads up to a large patio which enjoys pretty views of the village. Door into: OFFICE SPACE: 6.20m x 5.44m (20'4" x 17'10"): Vaulted ceiling with two skylights and windows to front and rear. Free-standing Belfast-style sink with tiled splashback and cold-water supply. Power and light. Loft access hatch with ladder access.

OFFICE SPACE: 6.20m x 5.44m (20'4" x 17'10")

Vaulted ceiling with two skylights and windows to front and rear. Free-standing Belfast-style sink with tiled splashback and cold-water supply. Power and light. Loft access hatch.

SERVICES:

Mains water and electricity. Private drainage. Council Tax Band G. EPC Rating E.

DIRECTIONS:

From Monmouth, travel down Wonastow Road for 4 miles to a T-junction in the village of Dingestow. Follow the road until you see "The Somerset Arms" pub on your left. Continue past the pub and take the first exit on your right into Dingestow. Continue along this road for approximately half a mile, and Salters Cottage can be found 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.



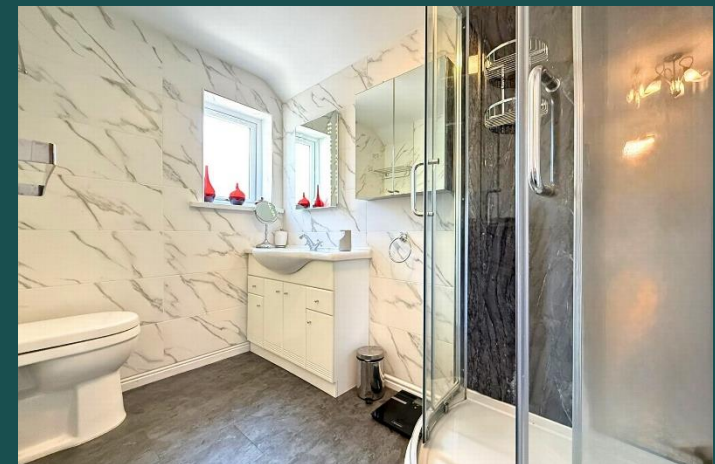
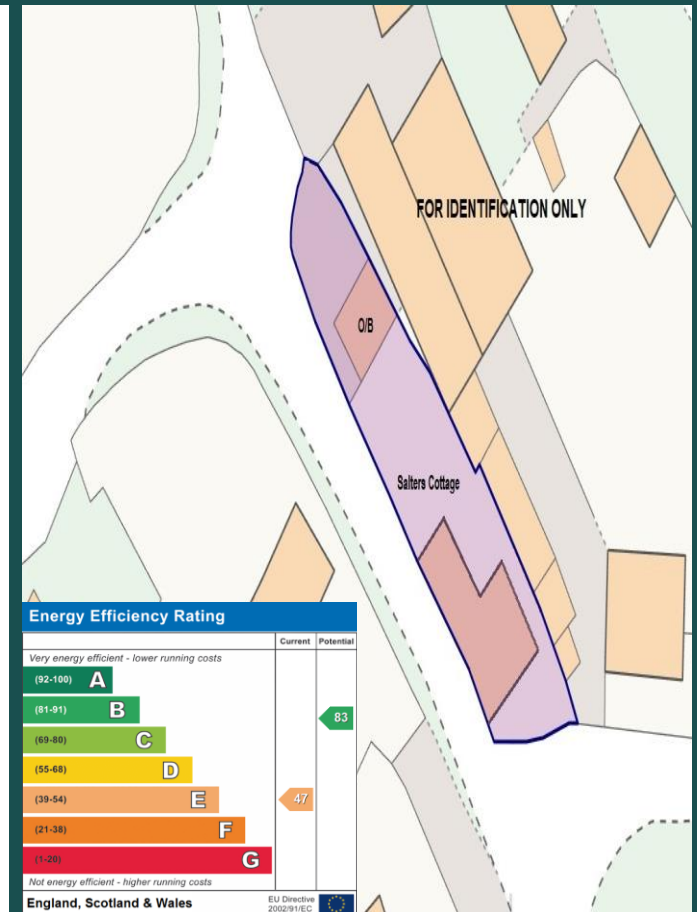
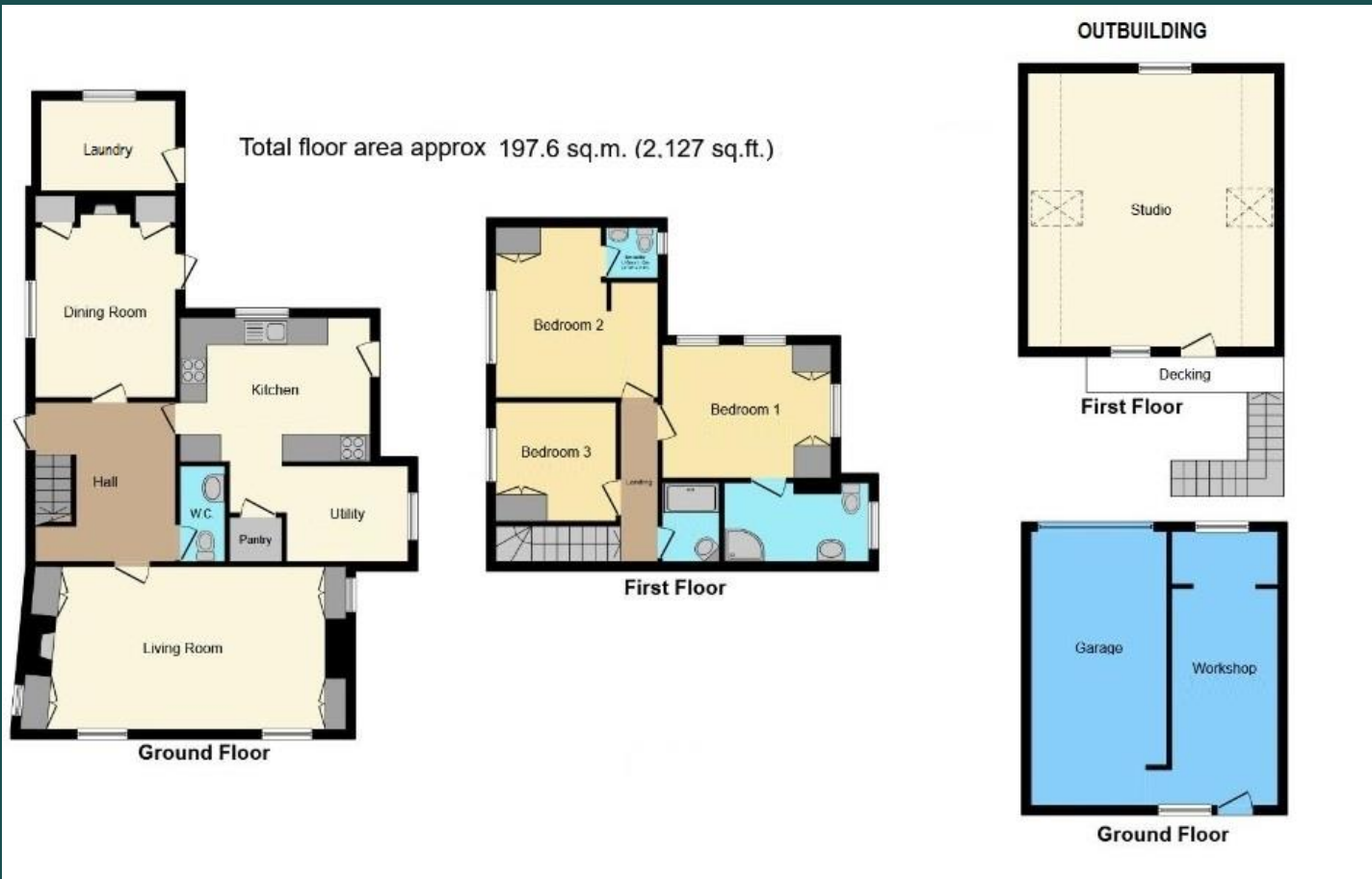




Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk