



VINE COTTAGE

MITCHEL TROY COMMON | MONMOUTH | MONMOUTHSHIRE



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NP25 4JG

A SUPERB OPPORTUNITY TO ACQUIRE A CHARMING COTTAGE SITUATED IN THE EVER POPULAR MITCHEL TROY COMMON. LOCATED IN AN ELEVATED POSITION, VINE COTTAGE HAS BEAUTIFUL, MANICURED GARDENS AND OUTSTANDING, PICTURESQUE VIEWS ACROSS THE WYE VALLEY

- Attractive detached cottage in a rural village setting •
- Three / four bedrooms, a family bathroom and a ground floor wet room •
 - Galley style kitchen and breakfast area •
 - Sitting room with a wood burning stove •
 - Surrounded by beautiful established gardens •
- Ample off-road parking for several vehicles and a double garage •
 - Breathtaking, far-reaching views across the Wye Valley •
 - Solar panels •

DISTANCES FROM VINE COTTAGE

Monmouth 3.3 miles • Raglan 6.4 miles • Usk 12.0 miles

Abergavenny 15.9 miles • Newport 23.8 miles • Bristol 30.6 miles

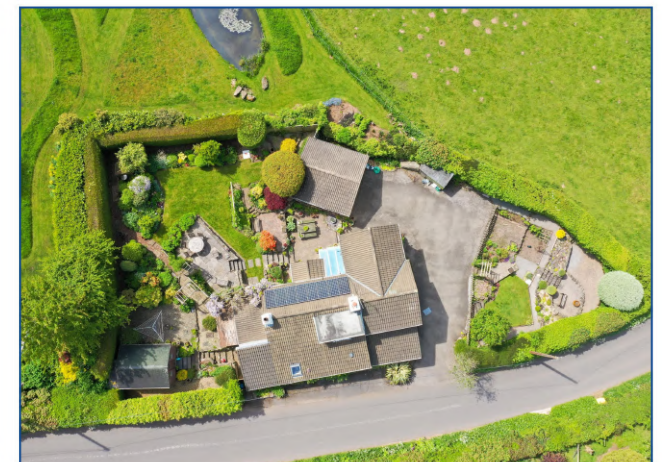
Cardiff 34.4 miles • London 137.3 miles • Bristol Airport 49.0 miles

Cardiff Airport 49.5 miles • Birmingham Airport 80.4 miles

Abergavenny Train station 14.9 miles • Newport Train Station 23.5 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Vine Cottage enjoys an excellent location boasting fantastic links via the A40 to the larger centres of Newport/Cardiff/Bristol/London via the M4. Mitchel Troy is a village located just 3 miles south west of Monmouth. It has a thriving Village Hall offering a variety of regular activities.

The historic border town of Monmouth is just over 3 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Vine Cottage is accessed via an entrance porch, benefitting from its original stone tiled flooring. To the left of the porch is a small, sunny conservatory. A door opens into the dining room.

Step inside the dining room. The main focal point of this room is the original stone fireplace. Many character features can be found throughout the property such as exposed ceiling and wall beams.

Steps from the dining room lead up to the galley style kitchen and breakfast area. The kitchen comprises of a range of base and wall units, integral 'Neff' oven and grill and a separate gas hob. There is also space for a dishwasher and a fridge freezer.

From the breakfast area in the kitchen a door opens into a reception room that has the potential for various uses such as a bedroom, snug, music room or children's playroom. This room also benefits from a window to the side aspect with delightful views of the pretty garden.

Accessed from the kitchen is a ground floor wet room, comprising of a shower, w.c. wash hand basin and a useful storage cupboard. There is also space for a tumble dryer.



From the dining room steps lead down to the spacious sitting room. An inglenook fireplace with wood burning stove makes an attractive focal point. Triple aspect windows allow light to flood this room making it bright and airy.

Steps lead down to an office, perfect for those needing to work from home. An external door allows for access into the garden. A cupboard houses a 'Grant' oil boiler installed in January 2023.

A door in the sitting room reveals the staircase leading up to the first floor. Doors lead off to the principal bedroom, two further bedrooms and a family bathroom.

The principal bedroom is spacious and benefits from fitted wardrobes and dual aspect windows framing spectacular far-reaching views across the open countryside.

A small step leads up to two further bedrooms.

Bedroom 2 is a double room with fitted wardrobes and dual aspect windows. Bedroom 3 also has fitted wardrobes and a pleasant outlook.

The family bathroom comprises of a bath, pedestal wash hand basin and w.c. A window overlooks the side aspect with glorious views

OUTSIDE

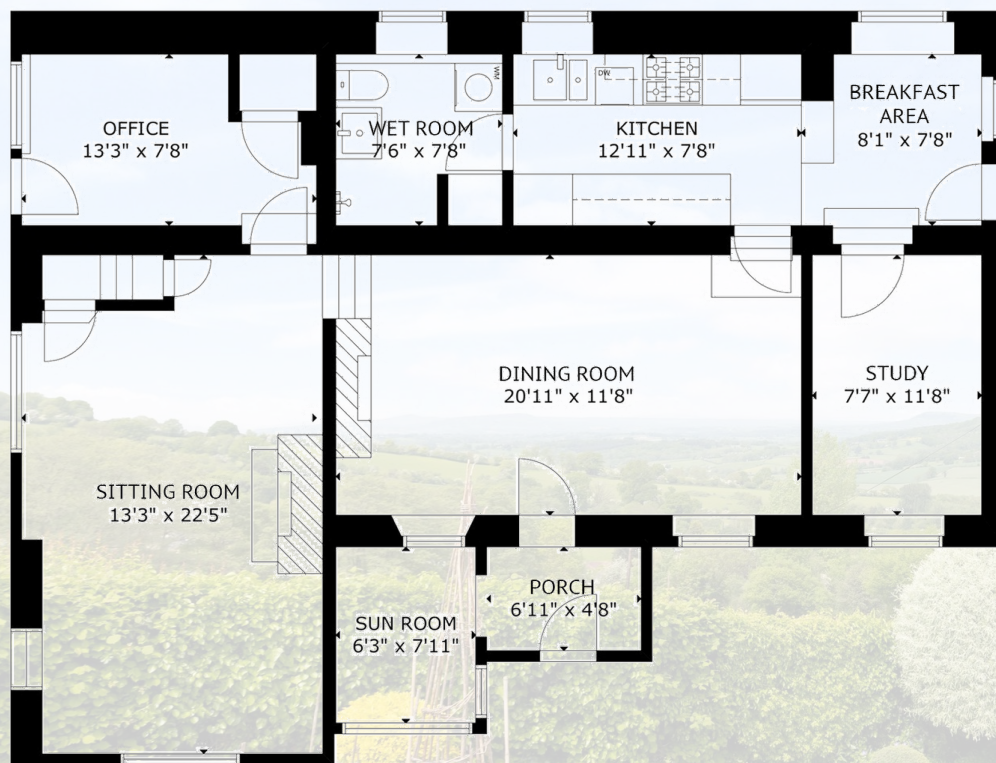
Vine Cottage is surrounded by mature landscaped gardens with lawns and seating areas set over different levels. The established gardens house a variety of perennials and shrubs as well as seasonal plants and flowers. The main attractions are a glorious Katsura tree and the pretty Wisteria adorning part of the property. Steps lead to a raised patio seating area where wonderful far-reaching views across the rolling countryside can be enjoyed.

A wooden pergola arch leads through to a gravelled garden surrounded by seasonal plants and flowers, to include a Fatsia Japonica, a Pieris and a "Bristol Red" Weigelia. A useful wooden shed has power and lighting. Steps lead down to a wooden shelter housing the oil tank and Calor gas bottles.

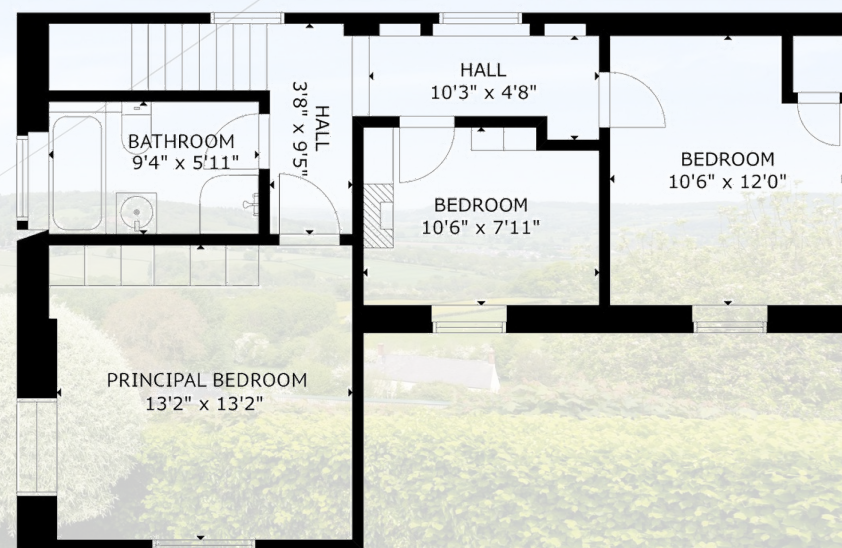
The main entrance and driveway are flanked by pretty tiered gardens bordered by trees and hedging, accompanied by numerous raised vegetable beds and a beautiful weeping ornamental Pear tree. A seating area provides a beautiful place to sit and relax surrounded by wonderful countryside during the summer months.



FLOORPLAN



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 1,708 sq ft
GROUND FLOOR: 1,136 sq ft, FIRST FLOOR: 572 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

KEY INFORMATION

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

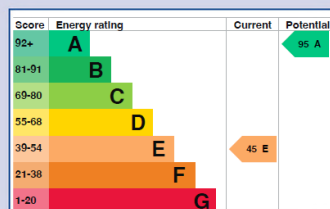
Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: SAT NAV will not work to this property. From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, turn left on to Common Road. Continue up Common Road, past the houses on the right-hand side until you reach a crossroads. At the crossroads turn left and continue until you see Vine Cottage. The property will be on the right-hand side.

Postcode: NP25 4JG

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