

CHRISTIE

RESIDENTIAL

GLEBE COTTAGE, MALTHOU ROAD, SKENFRITH,
ABERGAVENNY, NP7 8UH

PRICE £625,000



ABOUT THIS PROPERTY

Discreetly located on a quiet residential lane in the historic Monmouthshire village of Skenfrith, Glebe Cottage is a superb five bedroom detached home of real charm. Whilst being built in 1995 (of standard construction under a slate roof), the property enjoys a number of typically period features, including exposed beams, Indian sandstone and wooden floors, that make it a perfect blend of character and the trappings required of a modern family home.

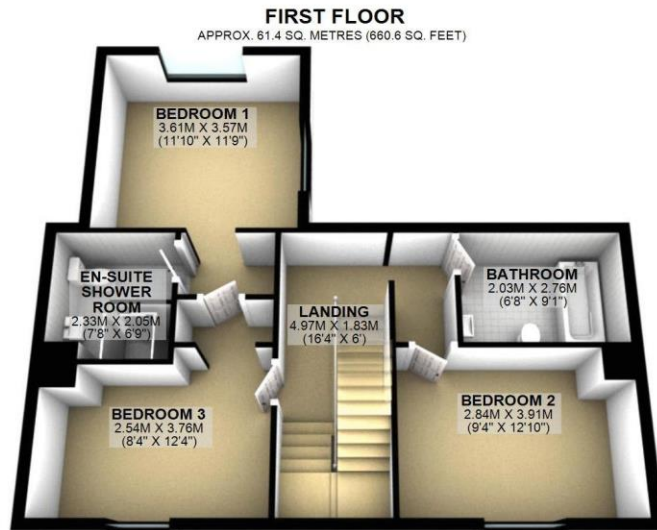
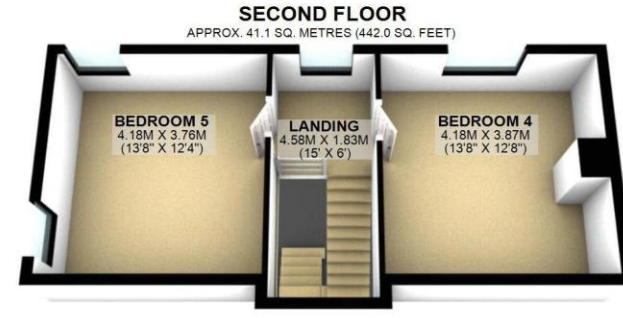
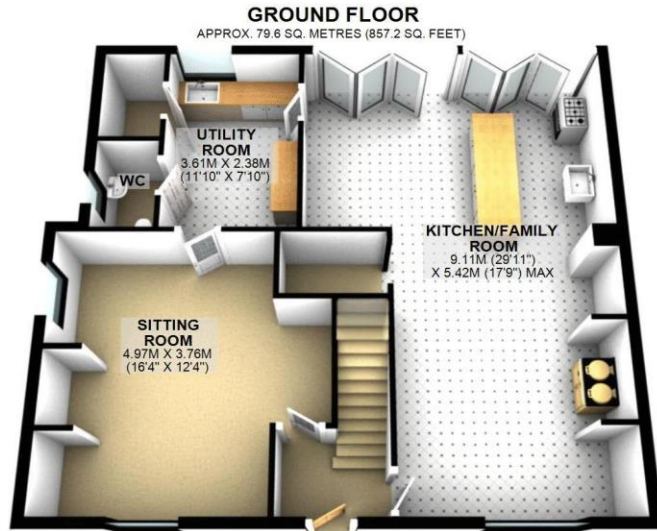
The property is entered through a porch that leads to the central entrance hall, off which is a sitting room, including a feature fireplace which houses a wood burning stove. To the other side of the entrance hall is the superb kitchen family room which is arguably the heart of the home. At over 29', it provides an ideal social space and includes a modernised, electrified Aga, partial underfloor heating, larder storage and extension with vaulted ceiling and full width bi-fold doors out to the garden. In addition, there is a large utility room with Belfast sink and downstairs WC. The first floor accommodation comprises an airy landing that leads to a master bedroom, again with a vaulted ceiling and marble tiled en-suite shower room, two further double bedrooms and a family bathroom including a roll top steel slipper bath. From the landing, stairs lead up to the second floor where there are two large and equally sized double bedrooms.

The property is set back behind an attractive dry stone walled frontage with a section of lawn, and a wealth of shrubs and trees. A gravelled driveway provides parking for three cars. The superb, walled and exceptionally private rear garden is simply a delight. An ideal space to entertain with a substantial sun terrace directly accessed through the bi-fold doors in the kitchen, it is a perfect place for al fresco dining and enjoying the afternoon sun and the wealth of birdlife that come to visit. The garden has been extensively and intelligently planned with a level central lawn interspersed with various beds and borders, trees and shrubs. Of particular note are two studio buildings to one side of the garden that are equipped with electric and internet access. These exceptionally useful spaces are separated by a further, covered seating area.

The location in the historic village of Skenfrith is surrounded by beautiful rolling countryside on the Monmouthshire/Herefordshire border. Situated approximately 8 miles from Monmouth and 12 miles from Abergavenny, the village has a thriving community with an active village hall, and The Bell, a highly regarded inn and restaurant, providing a warm welcome to residents and visitors alike. Famed for its ancient castle which stood guard over the River Monnow, there is also a picturesque 12th century church. Wonderful country walks are easily accessible, including the renowned Three Castle Walk and it is a prime location for wild swimming.

NB – The property was flooded in 2020 with water entering the property on the ground floor from the driveway. Previously unprotected, the current owners have invested in modern flood defences with no further issues. The current insurances costs are in the region of £830 per annum.





OUTBUILDINGS
APPROX. 41.6 SQ. METRES (447.7 SQ. FEET)



TOTAL AREA: APPROX. 223.7 SQ. METRES (2407.4 SQ. FEET)



DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street north for three quarters of a mile before turning right onto Grosvenor Road (B4521). Continue for 12.2 miles into the village and turn left at the castle. Follow the road passing the Village Hall and property can be found on the right hand side.

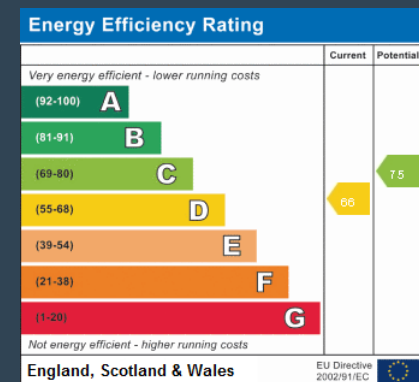
USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil-fired heating system and that mains electricity and water are connected to the property. Drainage is via a septic tank. Fibre broadband is connected with speeds in the region of 900 MBS. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.