



5, ALMSHOUSE ROAD

Newland, GL16 8NL



5, ALMSHOUSE ROAD

Newland, GL16 8NL

- A Delightful Almshouse Cottage
- A Grade II Listed Property
- With a Wealth of Characterful Features
- Wonderful Far-Reaching Views
- Nestled in the Centre of the Village
- Charming Country-Style Kitchen
- Two Bedrooms, One with Ensuite
- Ground Floor Family Room / Third Bedroom
- Low Maintenance Rear Garden

Guide Price

£430,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

A unique opportunity to purchase one of the historic Grade II Listed Almshouses in Newland, which has been beautifully renovated internally, including wooden doors with metal hardware throughout, whilst retaining wonderful period features including beautiful wooden beams to the ceilings. This charming cottage also offers the benefits of modern living, enjoying a characterful country-style kitchen, spacious sitting room and further family room/ground floor bedroom. Nestled in the centre of the sought-after village of Newland, in an AONB, next to All Saints Church known as the “Cathedral of the Forest.” This delightful cottage enjoys a beautifully landscaped low-maintenance garden with superb views of the surrounding countryside.

SITUATION

Situated along the lane opposite Newland church, with its glorious mature trees in the churchyard and the magnificent building of All Saints Church behind. The picturesque village enjoys a thriving community with a pub and village hall. Surrounding the village is beautiful rolling countryside and a comprehensive road network giving easy access to Monmouth, Chepstow and Coleford all of which offer an extensive range of amenities including schools, both junior and senior, which enjoy an excellent reputation.

ACCOMMODATION

The front door opens to a small HALL area with the STAIRS up to the first floor. A doorway opens to the KITCHEN, fitted with a range of wooden wall and floor units incorporating an electric oven and hob, fridge-freezer, stainless-steel sink and drainer with ample work surface. A further cupboard provides additional storage and incorporates a useful folding table. A corner recess houses further hand-crafted shelves. There is also a washing machine. This room enjoys dual aspect views with a window looking to the front across to the beautiful church and a window above the sink enjoys superb views of the garden and far-reaching countryside views beyond. A back door with stable opening gives access to a paved seating area and rear garden. Beyond the kitchen is the SITTING ROOM, a light and spacious room, benefiting from dual aspect views towards the church and to the south across the rear garden and beyond. This room enjoys many character features including wooden beams to the ceiling and a wooden floor. The fireplace with impressive beam mantel houses a wood burning stove. There are wooden shelves in the alcove to the side. A

door leads to a FAMILY ROOM / DOWNSTAIRS BEDROOM, a wonderfully light room with a pitched roof benefiting from a large picture window overlooking the garden and views beyond. A wooden wall unit offers storage cupboards with shelving above. A further glazed door gives access to the garden. A door off this room opens to a DOWNSTAIRS CLOAKROOM comprising a wash hand basin, vanity unit, lavatory with a window to outside.

First Floor

The stairs lead up to a landing area with beautiful wooden beams on the ceiling and two windows enjoying incredible far-reaching views of surrounding fields and woodland. The MASTER BEDROOM is a light and spacious room with characterful wooden beams on the galley ceiling. Enjoying stunning dual aspect views of the church to the front and garden to the rear with a beautiful countryside vista beyond. A door leads to an ENSUITE SHOWER ROOM comprising a large shower, wash hand basin with vanity cupboard, towel rail and lavatory. A window overlooks the rear garden. A further wooden door from the bedroom opens to a built-in wardrobe with a light.

The second BEDROOM is a further double with characterful wooden beams and alcove shelving, enjoying views to the front of the property. A hatch to the ceiling offers access to the loft. A door opens to the FAMILY BATHROOM comprising a bath with shower over, wash hand basin, lavatory and towel rail, a window enjoys views to the front of the property.

OUTSIDE

The rear garden is south facing and enjoys superb far-reaching views of the village and countryside beyond. The garden is low maintenance, enjoying paved sections offering sitting areas perfect for alfresco dining and entertaining. Gravelled areas are bordered by flower beds and various mature shrubs. To one side is a wood store. This outdoor space also benefits from a wooden shed with power and light. There is also a useful outside tap and electricity point. The back door has a characterful stone porch above.

GENERAL

Mains Electricity, Water and Drainage

Electric Heating System

Broadband Connection Available

We are informed the property is Leasehold with 184 years left on the lease.

EPC
Band D

LOCAL AUTHORITY
Forest of Dean District Council

VIEWING
Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE
£430,000



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





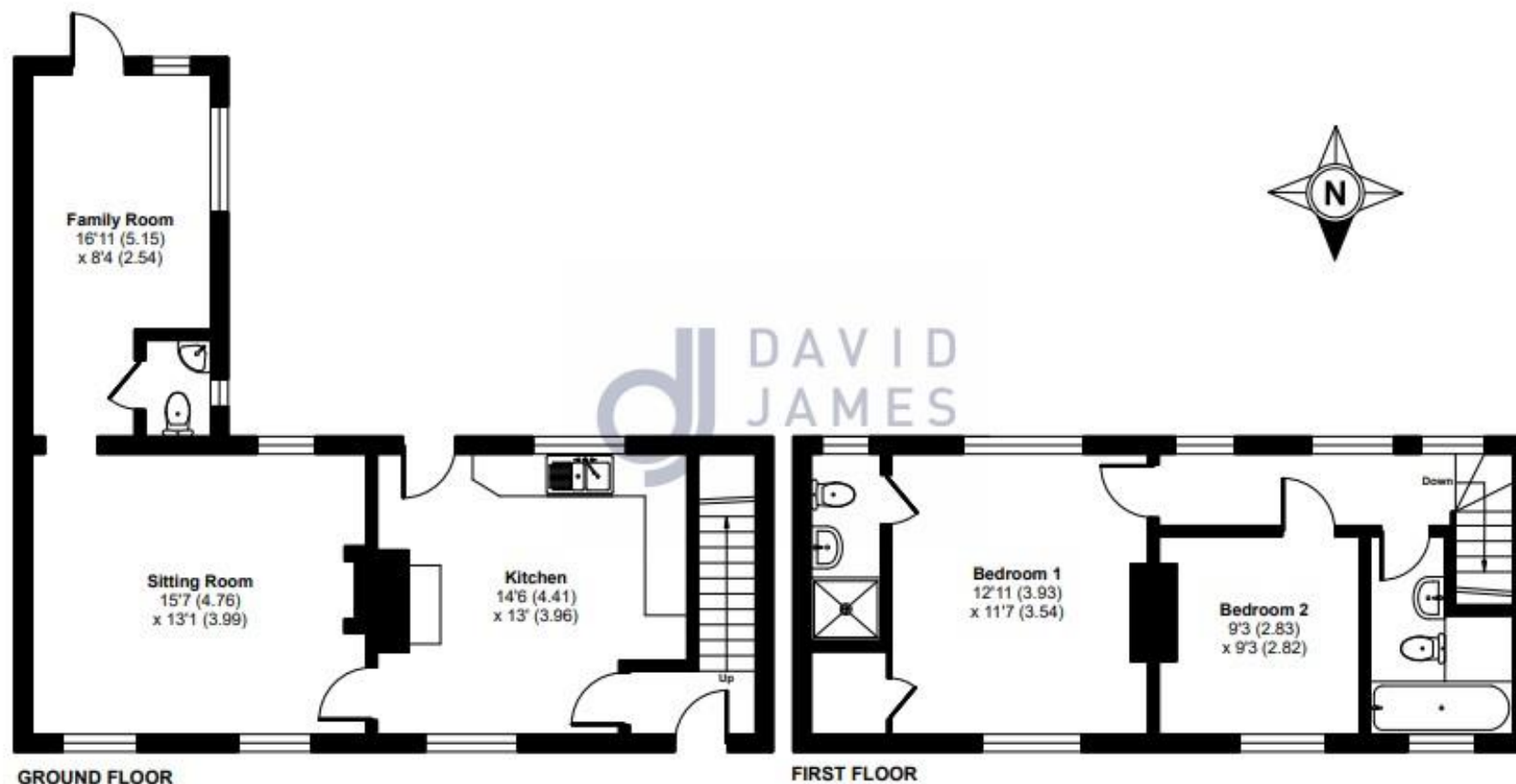




Almshouse Road, Newland, Coleford, GL16

Approximate Area = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for David James. REF: 1285035