



Hill Cottage, Parkhouse

Trelleck, Monmouth, Monmouthshire, NP25 4QD



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An attractive country cottage with garage and impressive timber garden room, set in just over half an acre with greenhouse and polytunnels in the sought after village of Parkhouse.

- Characterful stone cottage
- Large living room with wood burner
- Country style fitted kitchen/dining area
- Impressive timber garden room with facilities
- Utility
- Downstairs WC/Shower
- Family bathroom
- Half acre of south facing gardens
- Terraced area with exceptional views
- Garage, currently used as office/storage

Offers in excess of
£550,000

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Description

Set in the heart of the Wye Valley in the sought after village of Parkhouse is this fabulous country cottage. dating back to the 1800's. Enjoying an elevated position with half an acre of south facing garden ready to meet the demands of a keen gardener with sheds, greenhouse, polytunnels and fruit cage. This detached home has been extended over time and now offers four good sized bedrooms, family bathroom, downstairs shower room and separate WC. A country style fitted kitchen/dining room overlooks the garden with a large sitting room and further reception room across the front of the house. Outside a pergola and paved terrace offers a fabulous sitting out area enjoying the stunning views with pretty lawned garden area, A separate impressive garden room and partly converted garage offer flexible use of the accommodation for home working and hobbies. With direct access to the local footpaths and woodland this home offers perfect country living.

Situation

Located in the Wye Valley and within the designated Area of Outstanding Natural Beauty, this country cottage is within the small hamlet of Parkhouse close to the thriving communities of Trellech, Llanishen and Catbrook. It lies just 1.5 miles from the B 4293 providing access to both Monmouth and Chepstow which are both within 8 miles. Although in a rural setting, the property is within easy commuting distance of the regional centres of Bristol (23 miles), Cardiff (34 miles) and Newport (22 miles). The M4/M5 interchange is only 14 miles away and the M50 just half an hour away giving access to the south-west and the Midlands.

Trellech offers a primary school, renowned local pub The Lion Inn and a village hall which are the hub of the local community. In the opposite direction lies Tintern with its world famous beautiful Abbey close to the banks of the River Wye. Llanishen is also close by with its village stores, public house and Village Hall. Also within a 30-minute walk is the locally renowned Fountain Inn at Trellech Grange. The nearby river Wye offers opportunities for fishing, canoeing and walking along its banks. Monmouth and Chepstow are both historic market towns each providing shopping, including Waitrose in Monmouth, and professional services, leisure facilities and excellent secondary schools for both state and private schooling.

Accommodation

Hill Cottage has been extended over the years. A covered porch leads into a whitewashed beamed living room which sits in the heart of the house with exposed stone fireplace with woodburning stove. The old stone steps are now a decorative feature with a modern staircase leading up from the rear of the living room. The sitting room leads into a further reception room used as a snug/hobby room. This in turn leads to a lobby serving on one side a utility/shower room, with plumbing for washing machine and cubicle shower, and on the other a separate WC and wash hand basin. A lean-to side extension leads from this lobby into the garden. Across the rear of the house overlooking the garden is a large country style kitchen/diner with a range of white shaker style floor units fitted units with solid wood worktops. Space for range cooker and fridge freezer. A half glazed barn door leads to the rear garden.

Upstairs the principal bedroom overlooks the rear garden with two further double bedrooms, and a large single bedroom all overlooking the front garden and enjoying countryside views. A linen cupboard is located on the landing.

Outside

Approached from the single track lane through the village with a paved driveway up to the house. A detached garage currently provides office accommodation and storage area. At the front of the house is an elevated paved terrace with pergola facing south surrounded by a pretty lawned area. At the rear a large lawn runs alongside a woodland. In the garden is an impressive timber garden room offering 466sq ft of flexible serviced space for all kinds of work and play. The elevated garden enjoys countryside views and offers everything a keen gardener could ask for with sheds, greenhouse, fruit cage and polytunnels with a rear access.

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.





Trelleck, Monmouth, NP25

Approximate Area = 1332 sq ft / 123.7 sq m
Garage = 155 sq ft / 14.4 sq m
Outbuilding = 466 sq ft / 43.3 sq m
Total = 1953 sq ft / 181.4 sq m
For identification only - Not to scale

Tenure

We are informed the property is freehold.
Intended purchasers should make their own enquiries via their solicitors.

Services

Mains water and electricity, oil-fired central heating (Greenslave Worcester external boiler) and private drainage to septic tank. Solar panels and Tesla battery supplying the house.
EPC Rating: D

Local Authority

Monmouthshire County Council
Council tax band: F

Viewing

Strictly by appointment with the Agents:
David James, Chepstow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

