



TRAVELLERS SEAT COTTAGE

Cross Ash, NP25 5NF



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- Spacious Detached Property
- Enjoying Wonderful Far-Reaching Views
- In a Sought-After Location
- Spacious Open Plan Kitchen / Dining Room
- Light and Characterful Sitting Room
- Four Double Bedrooms
- Off-Road Parking
- Large Lawned Garden and Patio Area

Guide Price

£525,000

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

DESCRIPTION

A characterful detached property, nestled at the end of a lane with scope for modernisation, enjoying far-reaching views of the surrounding countryside, situated near the popular village of Cross Ash. This charming cottage, with a wealth of character features, enjoys a spacious kitchen/diner, a large and wonderfully light sitting room and four double bedrooms. The property benefits from a double garage, off-road parking, patio area and large garden, mainly laid to lawn.

SITUATION

Situated in a highly regarded area on the west side of Monmouth, near the sought-after village of Cross Ash. The property is approached off a lane, approximately 7 miles from Monmouth town, which provides a comprehensive range of amenities, including shops, theatres and sporting opportunities including the famous Rolls of Monmouth Golf Club and Monmouth Rowing Club. It has excellent schools both junior and senior including The Haberdashers Monmouth Schools and Monmouth Comprehensive School, as well as a broad range of shops. The property also allows easy access to the M4, M50 and M5 with both Bristol and Cardiff about 30 miles

ACCOMMODATION

Entering through a partially glazed door with window to the side, into the ENTRANCE HALL with a door opening to DOWNSTAIRS CLOAKROOM with wash hand basin, lavatory, cupboard and window to outside. A further door leads to the KITCHEN / DINING ROOM enjoying characterful beams to the ceiling. This wonderfully light and spacious room benefits from a window overlooking the front of the property and a further windows overlooking the rear garden with beautiful countryside views. The KITCHEN comprises solid wood wall and floor cupboards with grey worktops including a large kitchen island housing the electric hob. There is a dishwasher, AEG double oven and a stainless-steel sink. The kitchen area has tiles to the walls and floor with a window enjoying views of the garden and beyond. A wonderful fireplace with stone surround with wooden mantel enhances the character of the room. An opening leads into the large SITTING ROOM enjoying a continuation of the wooden beams to the ceiling. Floor to ceiling windows to one side overlook the surrounding countryside and allow incredible light to flow into the room. To one side is an exposed stone wall with a characterful fireplace housing a woodburning stove. A door opens to a brick paved patio at the rear of the property.

A door from the kitchen gives access to the large GARAGE benefiting from power and light. There are floor cupboards with a worktop, a stainless-steel sink and space and plumbing for a washing machine. A window overlooks the surrounding countryside. An up and over door gives access from the front of the property, there is also a useful pedestrian door opening to the rear garden.

First Floor –

The staircase leads up to the light LANDING. The MASTER BEDROOM is a spacious double bedroom, benefiting from windows to the front and rear enjoying the wonderful views. From the landing a door opens to a SHOWER ROOM, comprising of a wash hand basin, lavatory, shower and a Velux window. A further BEDROOM is another double room with a window enjoying countryside views. The landing corridor has characterful wooden beams, a hatch giving access to the attic and windows the front of the property. A door opens to a spacious double BEDROOM with a window overlooking the rear garden. The FAMILY BATHROOM comprises a bath, wash hand basin, lavatory with character beams to the ceiling and window overlooking the garden. Along the landing is a useful airing cupboard. A further spacious double BEDROOM enjoys windows to two elevations.

OUTSIDE

The property is approached off a country lane, with a private driveway with plenty of off-road parking. A stone wall at the front has a pedestrian wooden gate opening to a front patio area. Running along the rear of the property are patio areas offering various seating areas to enjoy the beautiful views of the surrounding countryside. There is a useful outside tap. The property enjoys a large rear garden with a spacious level area of lawn with various flower beds, mature hedges and shrubs.

GENERAL

Mains Water
Mains Electricity
Private Drainage
Oil Fired Central Heating
Broadband Connection Available

EPC
Band E

LOCAL AUTHORITY
Monmouthshire County Council

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

GUIDE PRICE
£525,000



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.





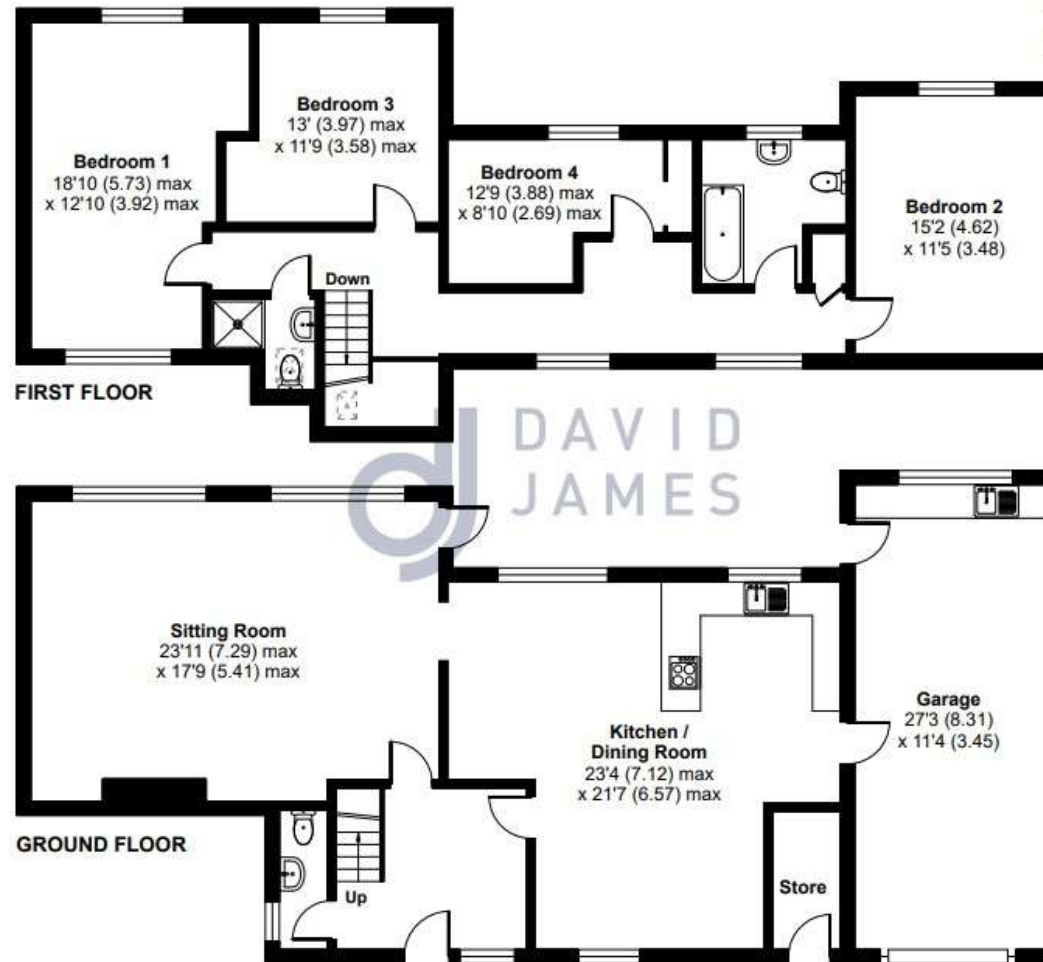




Newcastle, Monmouth, NP25

Approximate Area = 1947 sq ft / 180.9 sq m
 Garage = 308 sq ft / 28.6 sq m
 Outbuilding = 32 sq ft / 3 sq m
 Total = 2287 sq ft / 212.5 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). © nichecom 2025. Produced for David James. REF: 1272078