



MYNYDDBACH, SHIRENEWTON

Guide price **£375,000**



ARCHER & Co

SUNNYSIDE COTTAGE

Mynyddbach, Shirenewton, Monmouthshire, NP16 6RT



Idyllic two bed cottage with potential
Panoramic views over countryside
No onward chain

Located on a quiet lane at the edge of the village with panoramic views over open countryside, Sunnyside Cottage, whilst requiring modernisation and upgrading offers huge potential for a new owner. Dating to the 1740's and still retaining some original features, the current accommodation comprises living room, dining room, kitchen, two bedrooms and a family bathroom. The home currently has gas central heating and double glazing with solar panel off grid water heating.

Mynyddbach is a village separated by the width of a single field from Shirenewton. Although Mynyddbach had its own shop and place of worship well within living memory, these have now gone and residents make the quarter mile walk to Shirenewton. Mynyddbach does however, have a primary school, hotel and a pub.

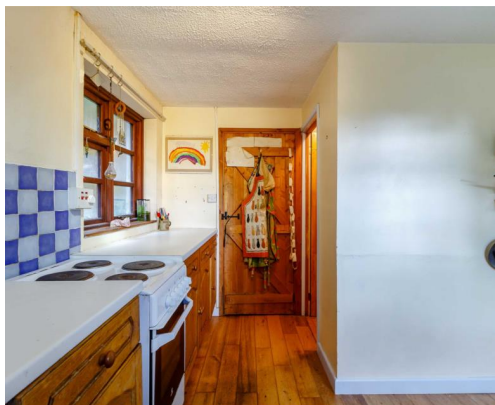


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KEY FEATURES

- Two bedroomed detached cottage
- Renovation required although offering huge potential
- Originally dating back to 1740's
- Private gardens with fruit trees and outbuildings
- Two garages
- Offered with no onward chain



STEP INSIDE



Hardwood front door with inset upper glazed panels to:

ENTRANCE VESTIBULE

This area is currently utilised as an office space by the current owners and has ceramic tiled flooring and shelving to one wall. Access off to:

LIVING ROOM

5.57m x 5.39m (18'3" x 17'8")

Ceramic tiled flooring. One front facing and two side facing hardwood double glazed windows enjoying stunning views over the surrounding countryside. Three radiators. Character inglenook fireplace with bread oven. Enclosed staircase to first floor with storage beneath.

DINING ROOM

3.49m x 2.11m (11'5" x 6'11")

Wooden flooring. Radiator. Side facing hardwood double glazed window. Cupboard housing the Worcester gas boiler and electric meter/fuse.

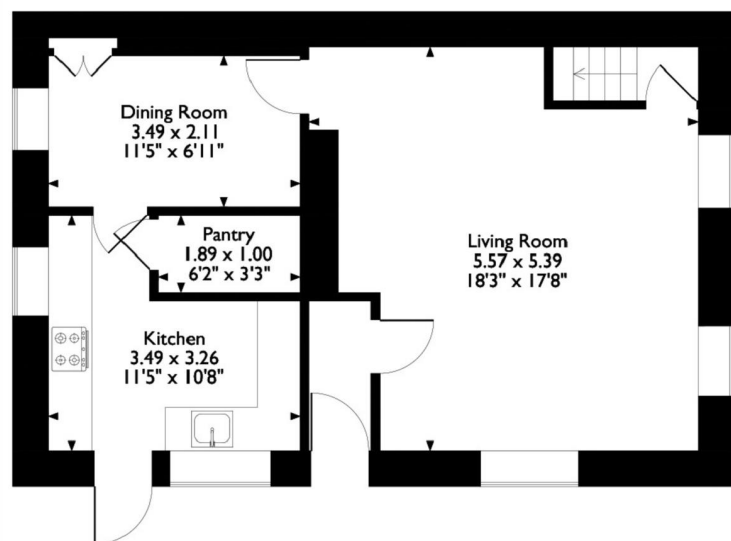
KITCHEN

3.49m x 3.26m (11'5" x 10'8")

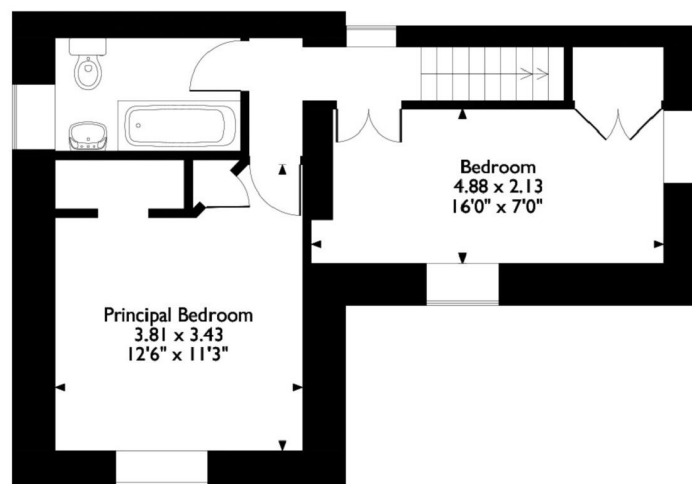
Solid wood flooring. Wooden fronted base units with roll edge work surfaces. Stainless steel sink unit with mixer tap. Space for a fridge, plumbing for automatic washing machine, electric cooker point, walk-in larder, side and front facing double glazed windows. Half glazed door.

Sunnyside Cottage, Mynyddbach Shirenewton, Chepstow, Sir Fynwy

Approximate Gross Internal Area
85 sq m/911 sq ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Stairs to FIRST FLOOR and LANDING

An enclosed staircase with radiator leads to the main landing area with rear facing double glazed window and loft access point.

BEDROOM ONE

3.81m x 3.43m (12'6" x 11'3")

Wooden flooring. Front facing double glazed window. Archway to walk-in storage area previously used as an en-suite shower room with plumbing fittings remaining. Airing cupboard with controls for solar water heating.

BEDROOM TWO

4.88m x 2.13m (16'0" x 7'0")

Side facing double glaze window with excellent views. Two front facing double glazed windows. Radiator. Built-in wardrobe.

FAMILY BATHROOM

Suite comprising bath with electric shower over, wash hand basin, wc, tiled to splashbacks, wooden flooring, radiator and side facing double glazed window.

STEP OUTSIDE



Access over the neighbouring driveway allows access to a gravelled area via double gates and provides access to two garages at the side. Mature shrubs and fruit trees and views to the side elevation over open countryside. Side pedestrian gate access and steps from the parking area lead up to a good size terraced side garden heavily planted with shrubs and trees where no pesticides or herbicides have been used by the present owners at any time.

The gardens include an owl box, arbour, greenhouse, vegetable plot and fruit trees and two wire construction outbuildings.

INFORMATION

Postcode: NP16 6RT

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

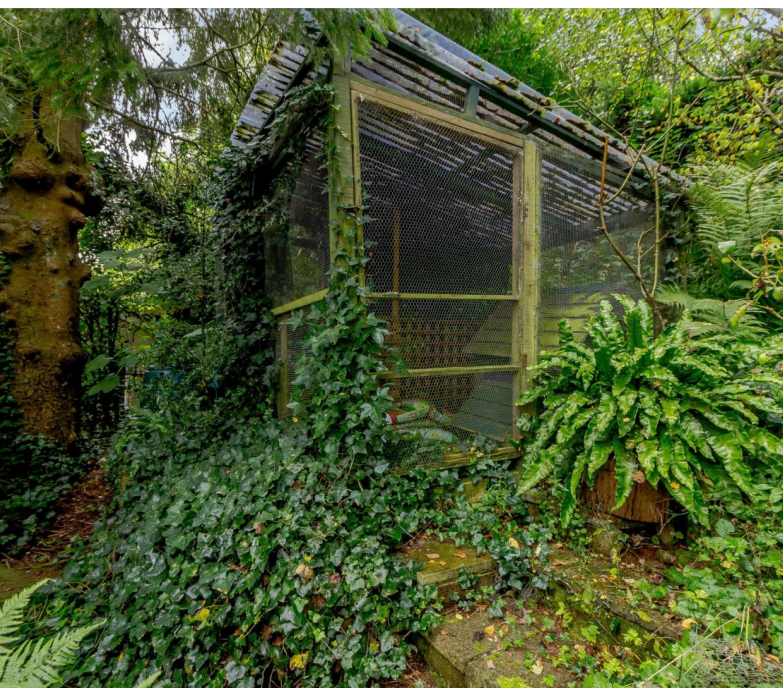
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DIRECTIONS

Leaving Chepstow on Welsh Street and travelling towards the Wye Valley take the first exit from the Racecourse Roundabout onto St Lawrence Road. Take the first turning on your right onto the B4235 signposted Usk. Continue along this road for approximately 6 miles turning left onto Spout Hill. Take the first turning right signposted Mynyddbach bearing right almost immediately (opposite the lamp post) when the road forks. Continue along this road and the property can be found on the left-hand side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	55	78
England & Wales	EU Directive 2002/91/EC	

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