



Floodbrook
Wonastow | Monmouth | Monmouthshire | NP25 4DJ

Floodbrook

A charming and unspoiled detached cottage set in delightful gardens and grounds and pasture extending in all to approximately 7.5 acres. Situated in a very picturesque part of rural Monmouthshire yet only about 4 miles from the historic town centre of Monmouth. Planning consent to extend.

- Pretty detached 3 bedroomed cottage
- Planning consent to extend
- Mature gardens with useful stone outbuilding
- In all circa 7.5 acres including fields with roadside access
- Wooden outbuilding with garden and parking area on opposite side of lane
- Set in pretty rural location within a few miles of Monmouth
- Much potential to create a beautiful family home
- EPC Rating - F



STEP INSIDE

An unspoilt double fronted country cottage with much character, features and rooms typical of the period. Enter through the front door, to the right hand side is what was the 'original front room' with window over looking the garden. To the left is the dining room, again with window overlooking the front garden. A door leads to the kitchen with quarry tiled floor and a range of wooden cupboards, a window to the side overlooks the garden and across the lane beyond. Off the kitchen is a useful walk in pantry. To the first floor are 3 bedrooms and a bathroom, all with windows overlooking the gardens and fields beyond. Planning consent has been granted for a two storey extension to create a spacious open plan kitchen/ breakfast room on the ground floor and 2 further bedrooms and bathroom on the first floor. The cottage could be restored in its present configuration to provide a cosy and welcoming home.





STEP OUTSIDE

The gardens, which lie on both sides of the lane, are bounded and bisected by seasonal brooks and contain a great variety of ornamental trees and shrubs providing a delightful setting for the cottage. Adjoining the immediate front, rear and side of the cottage are archetypal 'cottage garden' in type with rose arbours, paved paths and patios, small ornamental pond, well manicured hedges and evergreen shrubs, herbaceous borders, trees and lawns. There are two timber garden sheds, a small greenhouse and a stone and brick built outbuilding with store, separate W.C. and basin and former pigsty with enclosed pig yard. Two wooden footbridges

over the brook give access to a further area of the garden and to one of the pasture fields. There are two pedestrian gates giving access to the cottage from the lane.

Across the lane, and approached through a timber vehicle gate, are further grounds with an open aspect. There is a driveway and hardstanding leading to a metal vehicle bridge over a brook giving access to a timber building containing a garage, a small stable/loosebox, a workshop and storage. This building has considerable scope for improvement and could, subject to any necessary consents, provide home office space, hobby workshop, or a variety of leisure areas. A footbridge provides access over a brook to a

small arboretum/orchard with a variety of ornamental and fruit trees, a chicken house and a further pedestrian gate to the lane.

Adjacent to the cottage the pasture land is in three principal enclosures accessed from the lane by double timber gates set back behind an area of hardstanding. Bounded by seasonal watercourses, hedges and mature trees and containing a small pond these fields provide a much sought after, but rarely found, opportunity for those with equestrian or livestock raising interests. The fields are slightly sloping, very private with views. A small area of woodland provides a haven for wildlife.



LOCATION

Monmouth is a pretty and historic county town offering a wide variety of shopping facilities, with well-known supermarkets sitting alongside independent shops as well as other retailers and a weekly market. There is a good choice of education options within the area, from well-regarded Primary Schools to the Haberdasher's Schools (and preparatory school) in Monmouth, as well as Monmouth Comprehensive School which has recently moved to a brand new, purpose built site. There are many dining options within an easy drive and these include country pubs and more formal restaurants. For the more energetic, there is a wide range of sporting facilities available including golf at Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross on Wye and the M50/Midlands. Main line railway stations can be found in both Newport and Abergavenny.

DIRECTIONS

From Monmouth. Take the B4293 towards Trellech and Mitchel Troy follow the road through Mitchel Troy, half a mile after leaving the village bear left towards Dingestow and after a further half mile turn right into an unsignposted lane with a bus stop on the corner. After quarter of a mile turn right at the T junction, signposted Monmouth, after half a mile take a sharp turn to the left signposted The Hendre. Follow the lane for one and a quarter miles and Floodbrook Cottage will be found on your right. The parking is on the left of the lane opposite the cottage.

AGENT'S NOTES

An overage clause will apply to the wooden building on the opposite side of the road to the cottage in the event of the building being granted planning consent to convert into a residential dwelling. Full details will be provided when viewing.

SERVICES

Mains electricity. Oil fired central heating system. Private water supply via borehole, private drainage via septic tank.

TENURE

Freehold.

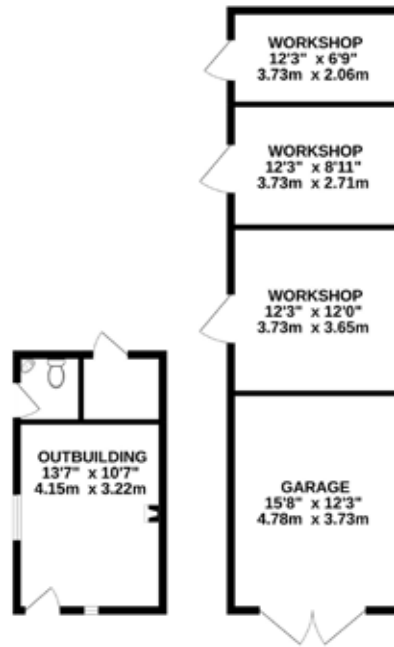
COUNCIL TAX

Band - F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

FIXTURES AND FITTINGS

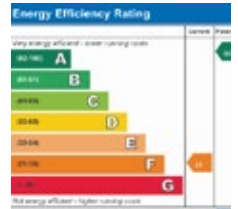
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.





TOTAL FLOOR AREA : 1656 sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLANNING CONSENT

GICs illustrate the cottage when the extension is completed. To see further details and plans of the approved planning permission please visit www.monmouthshire.gov.uk and search under planning reference number DM/2022/00482.





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