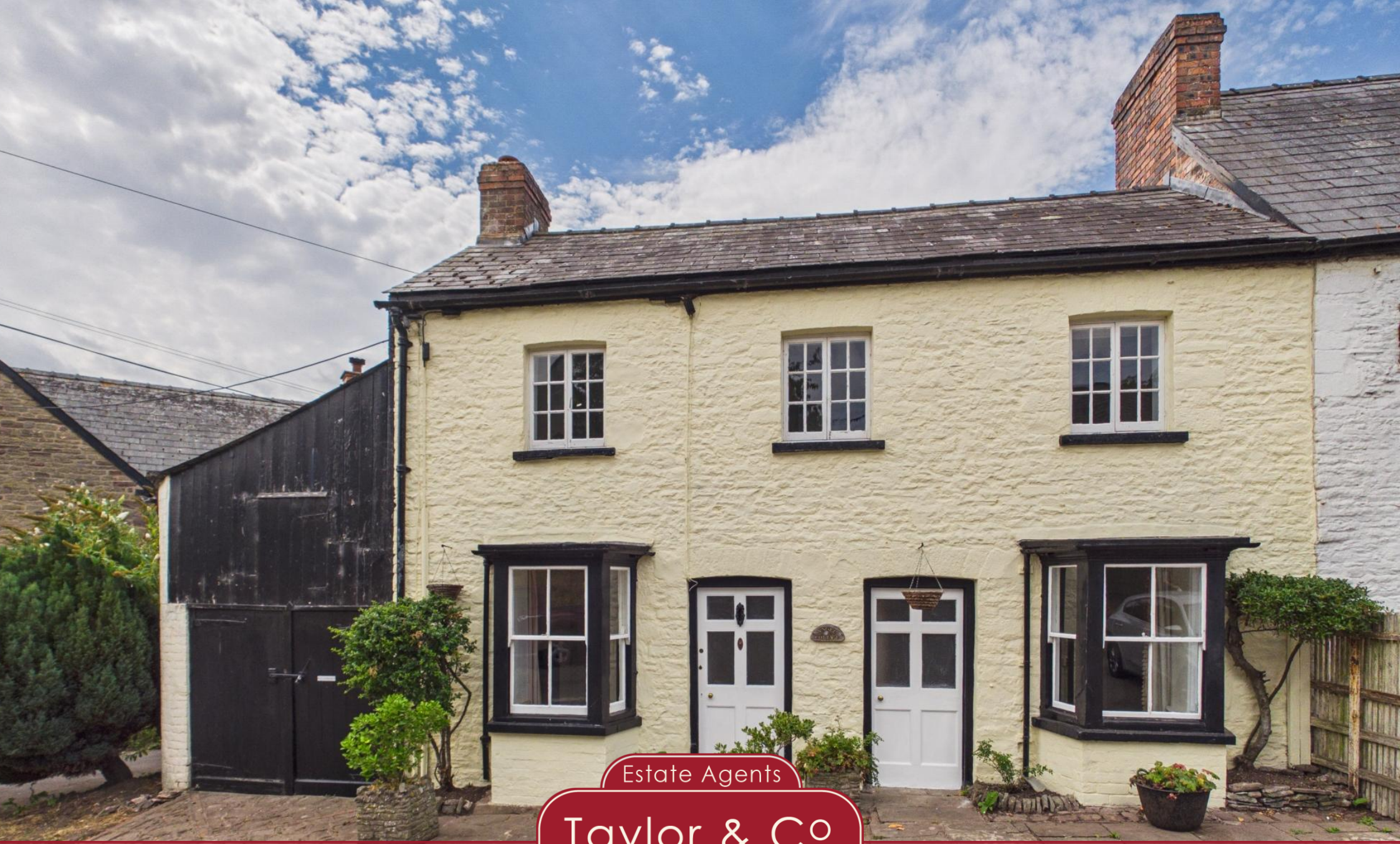


Estate Agents

Taylor & Co

Abergavenny

Grosmont

Monmouthshire, NP7 8EP

Asking Price

£325,000

Grosmont

Monmouthshire, NP7 8EP

Grade II Listed semi detached cottage situated at the very heart of this historic village | Historically important conservation area
Potential for further modernisation and development | Three reception rooms | Open plan kitchen/Dining room | Three bedrooms
Bathroom with shower | Separate Toilet | Partial double glazing | Oil Central heating | Attached garage and hayloft
Small but charming cottage style garden | Balcony enjoying beautiful southerly views towards Graig Syfyrddin
NO ONWARD CHAIN

Angel Cottage is a charming, Grade II listed, semi-detached home situated at the very heart of the historic village of Grosmont with the renowned village pub located next door, the magnificent Town Hall nearby and with the medieval 13th century castle and church of St Nicholas just a stone's throw away makes Angel Cottage an integral part of the long and fascinating history of the village. The property provides generous, comfortable accommodation with potential for further modernisation and development. Two separate properties originally, it was extended and converted into one home in the 1970's. It now includes a central hallway, small snug/office with bay window and cast iron range, separate sitting room with bay window and open fireplace, large open plan kitchen/dining area and a rear porch. There are three first floor bedrooms and a bathroom including a shower cubicle plus a separate toilet. The master bedroom enjoys a stone and timber constructed balcony accessed through sliding doors along the rear and takes full advantage of the beautiful southerly outlook across the surrounding countryside towards Graig Syfyrddin. Of huge benefit is an attached garage and hayloft with adjoining garden store and a small but pretty cottage garden to the rear.

SITUATION | The ancient Monmouthshire village of Grosmont is renowned for its historic 13th Century church and castle, and its well-regarded sense of community. The village is a protected conservation area situated close to the border with England, between the Brecon Beacons National Park and the Wye Valley. These areas are well known for their outdoor pursuits including hill walking along the undulating countryside with the local Three Castles Walk, a circular walk of approximately 19 miles linking the medieval castles of Grosmont, Skenfrith and White Castle passing through the village and then slightly further afield, the famous Offa's Dyke pathway as well as the Monnow Valley walk, plus for sports enthusiasts, cycling along the national cycle route and canoeing on the Rivers Usk and Wye.

For more comprehensive shopping and leisure facilities the nearest towns with approximate distances are: Abergavenny (9 miles), Monmouth (12 miles), the Cathedral City of Hereford (15 miles) and Ross on Wye (12 miles) are all easily accessible by car and boast many high-street shops, supermarkets and independent boutiques as well as restaurants and cafes. The area is well served for schools for all ages in both the state and private sector with the nearest primary being in Cross Ash, just 2 miles away. A school bus service picks up for schools in both Monmouth and Abergavenny.

Abergavenny railway station provides services to central London and Bristol via Newport as well as Cardiff, Manchester and Hereford. Road links via the A465 (3 miles) provide access to the motorway and "A" route network, giving access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

ACCOMMODATION

The accommodation is planned over two floors as outlined in brief below.

GROUND FLOOR

Hallway
Snug/office with bay window and cast-iron range
Sitting Room with bay window and fireplace
Large open plan Kitchen/Dining Area
Rear Porch

FIRST FLOOR

Hallway
Landing with large airing cupboard
Master Bedroom with balcony enjoying views to the rear
Bedroom two with fitted shelving
Bedroom three with built in cupboard and a cast-iron grate
Bathroom with bath, wash hand basin and shower cubicle
Separate toilet

OUTSIDE

Attached garage with hayloft.

The front of the property adjoins the village road and from the rear opens from the porch to a covered pathway beneath the balcony. A side gate opens to a side lane and there is access to a useful garden storage shed adjoining the rear of the garage. The garage with hayloft over has double doors opening onto the village road. The garden is slightly elevated, with dry stone walling to the lane side, and includes raised flower beds, a crazy paved sitting area and oil storage tank for the heating.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band E

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM441342. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Fibre broadband connection to the cabinet available. According to Openreach.

Mobile network | Three, EE, Vodaphone indoor coverage. Limited O2 according to Ofcom.

Viewing Strictly by appointment with the Agents

T 01873 564424
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Reference AB573

OUTSIDE



















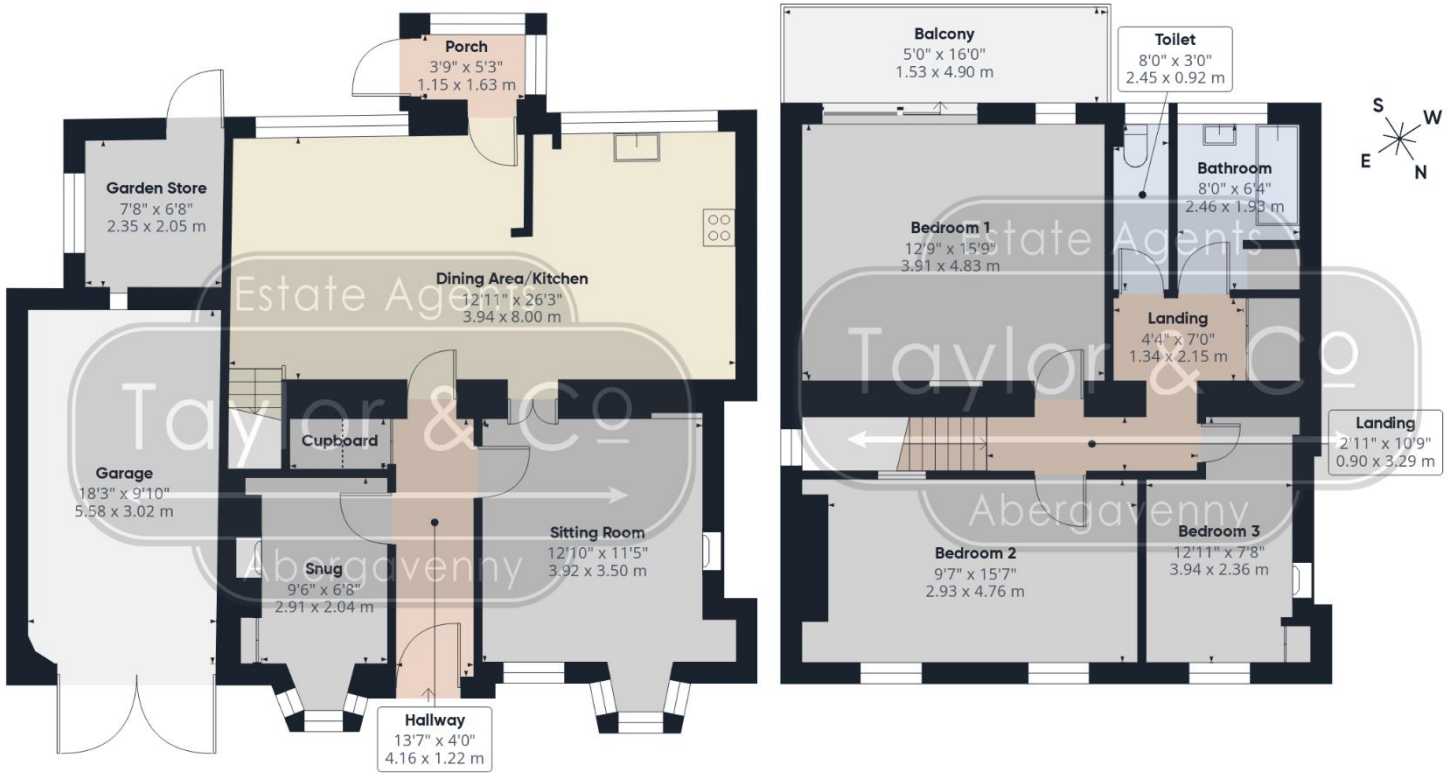


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area(1)

1536 ft²

142.8 m²

Balconies and terraces

80 ft²

7.4 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.