

Viewings on hold due to high demand  
Call to be added to waiting list



# Rose Cottage Ceciliford

Trelleck, Monmouth, NP25 4PT

**£675,000**

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VIEWINGS CURRENTLY ON HOLD - CALL TO BE ADDED TO WAITING LIST.

Webb & James are delighted to offer for sale this beautiful and rarely available cottage in sought after village location. The current owners have begun exceptional renovations to the property and it has lots of further potential for new owners to have a great input into creating their dream home! Benefits include a large lounge, kitchen and spacious family room to the rear having bifold doors to the garden. Downstairs cloakroom and utility area. To the upstairs you benefit from four bedrooms with master en suite and gorgeous family bathroom. The property has approximately 3 acres of land and a large garage with great potential.



### Entrance Via

Wooden garden gate and pathway gives access to front door.

### Reception Hallway

25'5" x 5'11" (7.75m x 1.81m)

Exceptionally spacious and welcoming room. Spot lighting, open stairwell to first floor and tiled flooring throughout. UPVC double glazed sash style window to front elevation and obscured UPVC double glazed window to side. Feature ornate radiator and BT point. Doors leading off.

### Kitchen

15'3" x 9'11" (4.67m x 3.03m)

UPVC double glazed sash style windows to side elevation. The owners planned to relocate the kitchen to create a beautiful family room to the rear.

Excellent range of fitted base and eye level units and drawers with rolled top work surfaces. Double stainless steel sink and drainer with mixer tap over. Tiled splash backs and flooring. Neff five ring gas hob with chimney style extractor over. Integrated double oven and fridge. Feature lighting and radiator. Space for dining table.

### Lounge

10'9" x 20'4" | shape 7'9" x 10'7" (3.28m x 6.20m | shape 2.37m x 3.25m)

Spacious character room with four UPVC sash style windows to front and rear elevations bringing in an abundance of natural light. Feature fireplace with stone surround and slate hearth with woodburner. Wooden flooring throughout and feature ceiling beam. Spot lighting and ornate radiator.

### Utility

7'1" x 5'11" (2.16m x 1.81m)

Charming UPVC half glazed stable door giving access to the garden. Having tiled flooring and space and plumbing for washing machine. Modern wall mounted radiator and Worcester central heating boiler.

### Downstairs Cloakroom

7'1" x 2'6" (2.16m x 0.77m)

UPVC double glazed window to rear elevation. Low level W.C and unique wash hand basin with wall mounted taps and character feature wall. Automatic spot lighting and tiled flooring.

### Family Room

12'11" x 16'4" | shape 10'4" x 9'10" (3.95m x 4.99m | shape 3.15m x 3.02m)

Fantastic room which the properties current owners have started to upgrade and modernise. Having two UPVC sash style windows to the side and two feature bifold doors giving access to a raised terrace seating area. With feature tiled flooring and underfloor heating throughout. This spacious room has amazing potential and has had

### First Floor Landing

UPVC sash style window to side elevation. Modern galleried style landing with spot lighting. Doors leading off and feature ceiling lighting over stairwell.

### Master Bedroom

13'2" x 16'4" (4.02m x 4.98m)

UPVC double glazed sash style windows to side elevations having pleasant rural outlook. Wooden flooring, feature spot lighting and traditional character radiators. Doors to en suite and walk in wardrobe. Wardrobe having a range of fitted hanging rails and shelving with modern wall mounted radiator and automatic lighting.

### En Suite

5'0" x 9'2" (1.53m x 2.80m)

Beautiful room with UPVC Sash style double glazed window to rear overlooking the garden and countryside. Well appointed en suite having wet room style shower area with marble effect tiled walls and inset shelving with lighting. Chrome effect power shower with rain head and attachments. Wash hand basin and low level push button W.C. Feature tiled herringbone effect flooring and heated towel rail. Inset shelving glazed shelving with spot lighting and extractor.

### Bedroom 2

19'3" x 11'1" (5.89m x 3.40m)

UPVC double glazed windows to front and rear elevation with pleasant outlook to open fields. Wooden flooring and antique style radiators. Currently used as playroom.

### Bedroom 3

15'6" x 10'0" (4.74m x 3.06m)

UPVC double glazed sash style windows to front and side elevations with beautiful countryside outlook. Exceptional range of fitted wardrobes with an abundance of shelving and hanging rails. Wooden flooring and antique style radiator.

### Bedroom 4

8'5" x 10'0" (2.57m x 3.06m)

UPVC sash style double glazed window to rear elevation with pleasant garden outlook. Wooden flooring and antique style radiator.

### Family Bathroom

7'4" x 15'6" (2.25m x 4.74m)

Beautifully modernised this spacious bathroom has UPVC double glazed sash style window to front elevation. Having a white bathroom suite comprising of delightful rolled top bath with telephone style mixer taps and shower attachment. Pedestal wash hand basin and low level W.C. Large shower with rain head attachment and fully tiled with glazed shower screen. Antique style heated towel rail and wood effect flooring.

### Outside

The property benefits from a large garden. Laid mainly to lawn with hedgerows and beautiful mature trees. It truly is a place to escape and take in the countryside. The property also benefits from a raised terrace area with stone walling this just needs the finishing touches but will provide a beautiful space to sit out and enjoy the garden.

To the front of the property a stone wall provides lots of character and charm and secures the boundary.

This beautiful cottage owns the land directly opposite the front of the property. This is approximately two acres and is accessed directly off the country lane.

### Garage

30'9" x 16'11" (9.38m x 5.18m)

The exceptional garage is a great size and could have parts converted into home offices or even holiday accommodation with the correct planning permissions allowing. The current owners have an electric roller door to front with windows to side and up and over door to rear with further windows to the side. The garage also has a second storey. It currently has power and lighting.

### Agents Notes

All room sizes are an approximate. Electrical installations, plumbing central heating installations and drainage

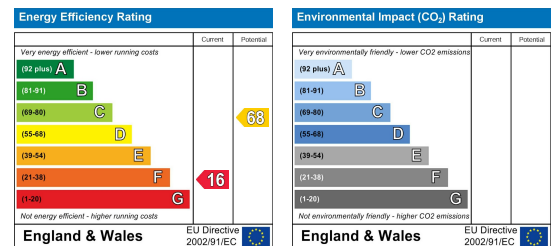
## Area Map



## Floor Plans



## Energy Efficiency Graph



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