



OSBASTON

Guide price £560,000



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GREAT OSBASTON COTTAGE

Osbaston, Monmouth, Monmouthshire NP25 5DL



Three bedroom detached cottage
Located in a private setting yet close to amenities
Beautiful mature gardens

Great Osbaston Cottage is situated in a lovely private position just outside the county town of Monmouth. It is one of the original houses at Osbaston; which lent its name to the newer housing now the prime area of Monmouth.

The location is particularly popular for its convenience to the historic town centre with a splendid array of shops, cafes, restaurants and inns, including a Waitrose and Marks & Spencer. Schools include a respected comprehensive and the Haberdashers' Schools for Girls and Boys are all within walking distance.

Communications are good with the A40 running through Monmouth with fast links to the M4, Bristol, Cardiff, and the M50 to the West Midlands. Monmouth is set amidst beautiful countryside where there are numerous walks and rides. The Rolls of Monmouth golf course is a few miles out.



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KEY FEATURES

- Beautifully appointed cottage
- Three well-proportioned bedrooms
- Private countryside location
- Pretty mature gardens
- Two reception rooms
- Walking distance to Monmouth town centre



STEP INSIDE



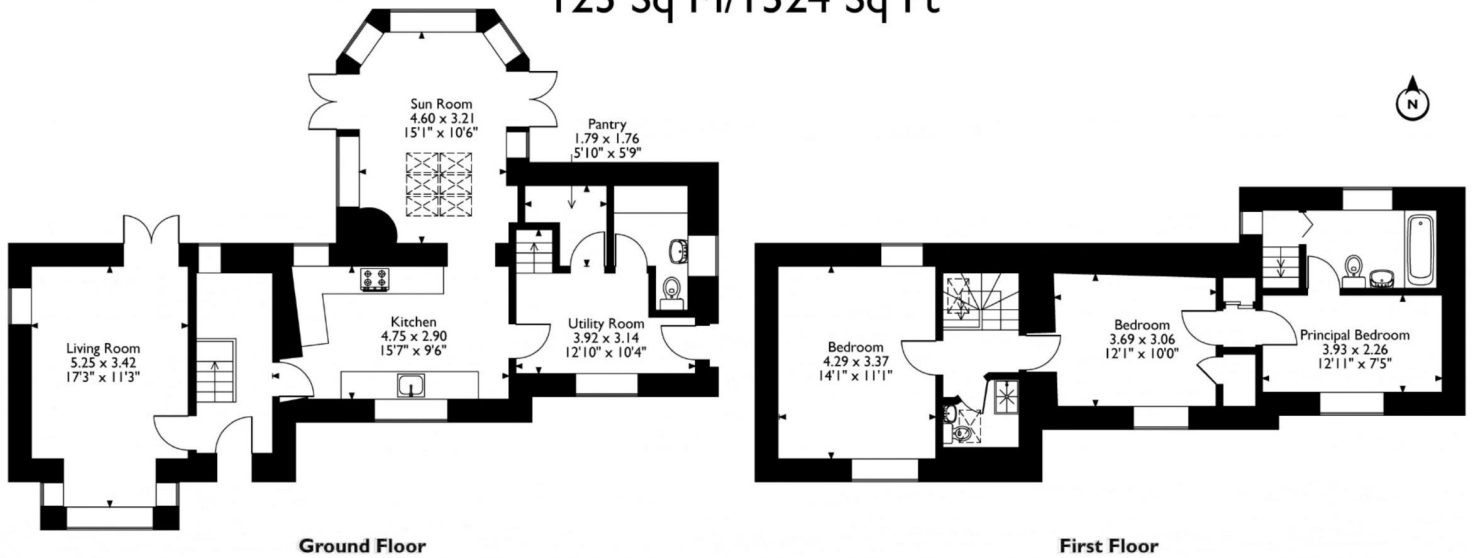
Upon entering this charming cottage, you're welcomed by a delightful hallway providing access to the ground floor and stairs leading to the first floor.

The living room, believed to have been part of a single storey chapel, retains many of its authentic features. Bay bi-fold windows at the front and garden-facing doors flood the room with natural light, complemented by a wood burner nestled in its original stone surround, creating a snug atmosphere during chilly evenings.

The kitchen exudes style with its cream wall and base units, Belfast sink, and electric Aga.

Offering views to both the front and rear, it seamlessly connects to the sunroom, featuring double-glazed windows, a slate roof, garden doors, velux windows, and a wood burner, ensuring warmth and character throughout.

Approximate Gross Internal Area 123 Sq M / 1324 Sq Ft



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.

Adjacent to the kitchen, accessed through stable doors, lies the utility room, boasting ample space for appliances, storage, and a WC, with a pantry conveniently accessible from within.

Great Osbaston Cottage boasts two staircases, one leading to the main bedroom, bedroom two, and a shower room.

The other, accessed from the utility area, ascends to the ensuite bathroom with underfloor heating and leading through to the final bedroom, offering scenic views of the Monmouthshire countryside from its generous proportions.

STEP OUTSIDE



Accessed by a gated farm track, the property offers parking for two vehicles. An additional iron gate grants entry to the front garden, featuring a charming patio area ideal for relaxing and taking in the picturesque surroundings.

The rear garden, predominantly lawn, is adorned with mature shrubs and trees, along with another patio space. Secluded and serene, this garden provides utmost privacy, offering an idyllic retreat from the bustle of everyday life.

AGENTS NOTE: The driveway is accessed via farm track which is owned by farmer. Private access up to garage and two parking spaces. Drainage - Sewerage Treatment Plant.

INFORMATION

Postcode: NP25 5DL

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: TBC





DIRECTIONS

From the centre of Monmouth continue for 1 mile, passing two schools, the entrance for Great Osbaston Cottage is by way of a farm track and public right of way on the right hand side.



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