



Crocadwr
Welsh Newton | Monmouth | Monmouthshire | NP25 5RY

FINE & COUNTRY





STEP INSIDE

Crocadwr

Step inside this Welsh longhouse-style country cottage that dates back to the 1800s and you are instantly welcomed with a warm hug created by a much-loved home full of character that includes hardwood block flooring, double-glazed hardwood windows and doors, and a slate-tiled roof.

For years the charming abode has wrapped itself around a busy family, offering spaces to socialise and spaces to find more peace, creating an ambience that is warm and inviting.

The light-filled hallway leads into the 'heart of the home' kitchen diner, where multiple family mealtimes have been enjoyed and homework has been rushed. The timeless Shaker-style kitchen units in soft, contemporary grey hide appliances and are joined by a country classic Aga to ensure the cook is happy.

The continuation of the wood block flooring, neutral colour palette and tactile fabrics with the occasional pop of colour ensure the space is visually appealing and forever inviting.

From the dining area a door opens into the substantial lounge that can compete with the kitchen diner for the hub of the home status, offering masses of space for squashy sofas to nestle around a central wood burner that creates a cosy ambience.

Yet the lounge is a light and airy room that's perfect for quiet relaxation or as a space where the whole family, plus some friends too, can spend time together and create lifelong memories.

Multiple windows frame mesmerising views of the luscious garden while French doors create a seamless indoor-outdoor flow that lets fresh summer breezes in and invites people to spill out onto the sunny patio.

The house is a flexible member of the family, offering a downstairs bedroom that could be an independent space to facilitate multi-generational living or as a slumber space for any lucky overnight guest, bathed in sunlight from a trio of windows that wake you with enchanting vistas of treetops and a blue sky.

At the end of the cottage, near the front door, are some of the practical spaces - a utility room that can cope with the everyday laundry needs and a cloakroom.

There's also a dedicated children's playroom, bursting with character brought by the exposed ceiling beams, where all the toys, games and books can find a home, helping to keep the rest of the house kid clutter free.

Upstairs the four bedrooms are all unique in their views across the garden and rural landscape but can all boast a double size and plenty of space for storage. The family bathroom can easily cope with all that is required of it, offering a reviving, welcoming shower even on the darkest of mornings and a bath for soaking in bubbles to wash away the stresses of the day.

The principal bedroom is a sanctuary for relaxation, boasting an ensuite shower room and also the most welcome bonus of a duo of windows; throw them open and let the sweet-scented breeze and dawn chorus waft into the space - nature's alarm clock that easily beats any phone alarm.







STEP OUTSIDE

Crocadwr

Step outside into the idyllic garden that envelops the property with rural views, a blanket of mature foliage and trees, and a myriad of wildlife, and a wave of relaxation engulfs you - welcome to tranquillity, your own island of peace and privacy.

Feel totally immersed in nature, serenaded by birdsong and wrapped in fresh air, as you sit on the patio enjoying a morning coffee, alfresco meal or evening drink as the stars begin to appear above you. There's even a covered patio area so the weather can't ruin your outdoor enjoyment.

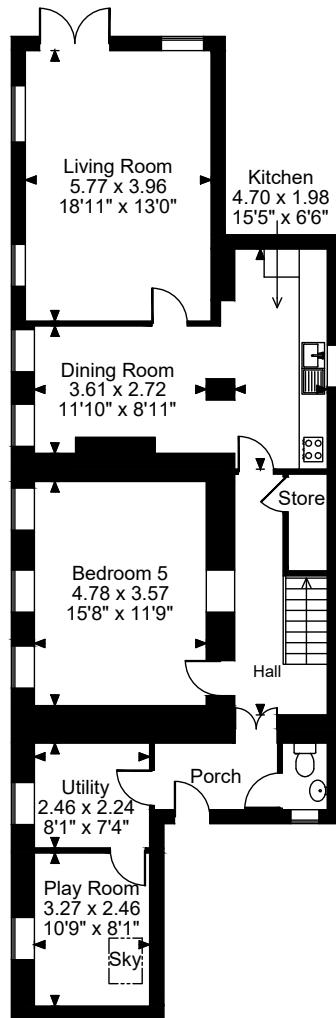
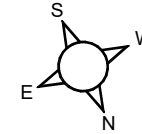
At just over an acre the beautifully landscaped garden is a peaceful sanctuary but it can happily host parties and gatherings and become an adventure playground for exploring for children and dogs.

The garden can offer impressive practical facilities too. There's a private tarmacked drive that meanders up to the house that can easily be the home for parking multiple vehicles, and the detached double garage with workshop is a brilliant bonus building, but not just for the cars.

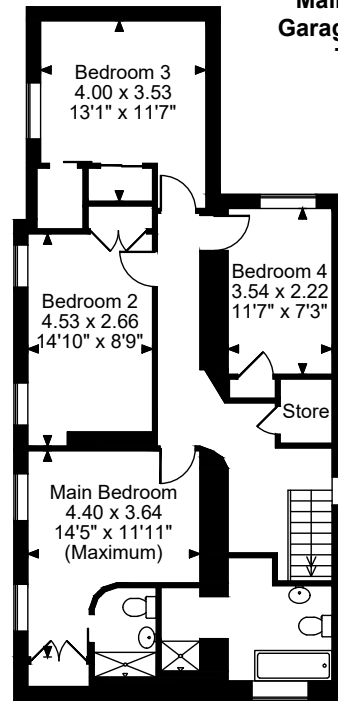
Climb to the first floor to find a versatile space just waiting for its function to be decided - extra bedroom, gym, teenager den, an annexe for granny, or perfect home office; there are multiple possibilities.



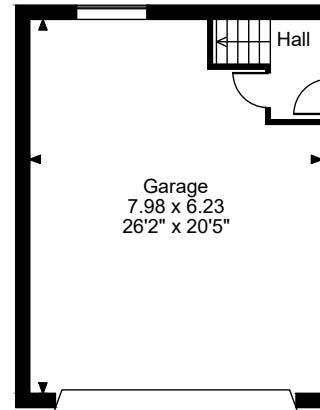
Crocadwr, Welsh Newton, Monmouth
Approximate Gross Internal Area
Main House = 1944 Sq Ft/181 Sq M
Garage Building = 1041 Sq Ft/97 Sq M
Total = 2985 Sq Ft/278 Sq M



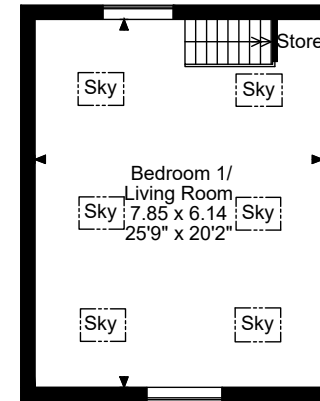
Ground Floor



First Floor



Garage Ground Floor

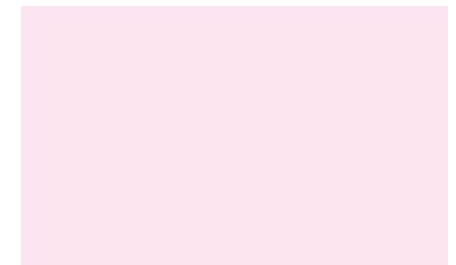


Floor Above Garage

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Council Tax Band: H

Tenure: Freehold



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