



TRELLECK, MONMOUTH

Guide price **£495,000**



JASMINE COTTAGE

Trelleck, Monmouth, Monmouthshire NP25 4PA



Lovingly renovated and restored period cottage
Immaculately presented throughout
Popular village location

This charming period cottage has been beautifully refurbished by the current owners, blending modern living with carefully restored original features. Highlights include flagstone flooring, exposed beams, stone walls, and feature fireplaces.

Situated in the peaceful village community of Trelleck, between the neighbouring towns of Monmouth and Chepstow, this charming cottage is within a short distance to several local amenities, including the Church, village pub, well-regarded Primary School and Doctor's surgery. Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.

Just over 4 miles away is the beautiful market town of Monmouth. Monmouth Town Centre has a charming high street with local shops, cafes, and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth Comprehensive School, Trellech Primary School and the highly regarded Haberdashers Monmouth Schools. The property enables easy commuting with fantastic road links to the A40 and M4 as well as being close to local woodlands where there are endless walks to enjoy.



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KEY FEATURES

- Three-bedroom character cottage
- Popular village location
- Original period features throughout
- Extension to the rear
- Charming cottage garden
- Off street parking



STEP INSIDE



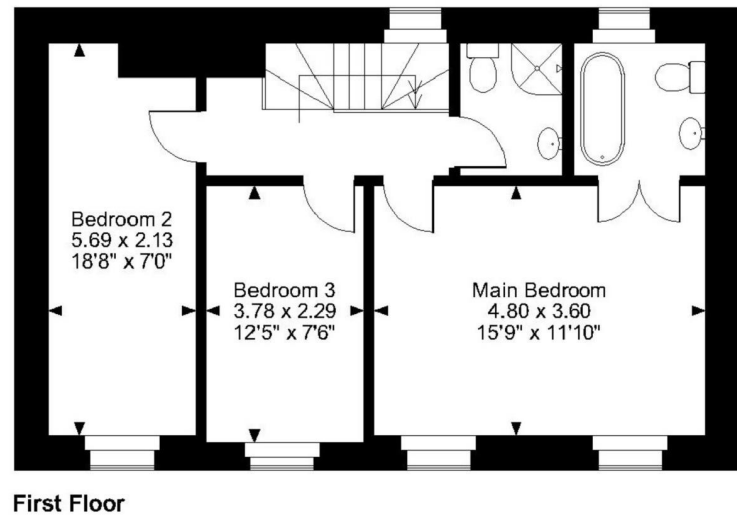
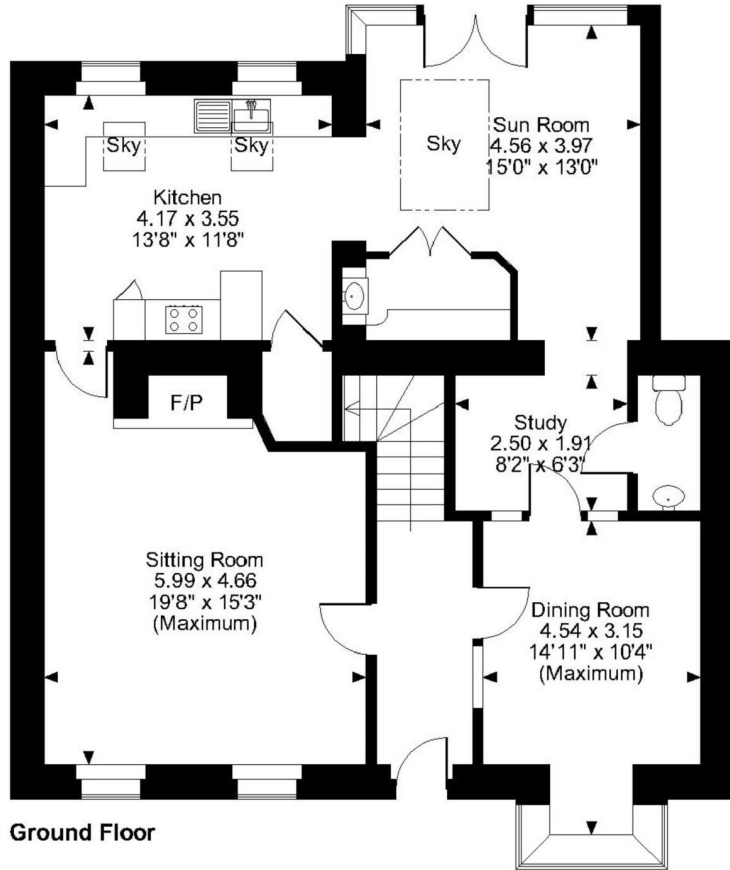
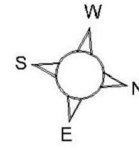
This beautifully presented cottage has been tastefully restored and extended by the current owners and offers a cohesive layout with a seamless flow, ideal for both entertaining and everyday living. As you enter this delightful home, you are instantly welcomed by a wealth of character and charm, setting the tone for the rest of the property.

The entrance hallway has exposed stone walling. There is an internal feature window through to the dining room, stairs to the first floor and stripped wooden doors leading to the opposing lounge and dining room. The lounge has two feature windows to the front aspect with deep sills and shutters. There is a large feature stone fireplace and exposed original beams.

From the lounge, there is a door through to the kitchen. The kitchen is fitted with a range of wooden wall and base units with granite worktops, in keeping with the character of the home. There is a feature Belfast sink, a 5 ring Flavel electric cooker, space for fridge freezer, a small breakfast bar with further storage and wine rack. This room has a vaulted ceiling with stunning exposed beaming and two velux windows, flooding the room with natural light.

Leading from the kitchen is an opening to the beautifully designed extension with further vaulted ceiling and Velux windows and large bespoke wooden windows and doors, of oak beam construction, opening to the rear garden. This Sun Room is currently been used as a bright and relaxed dining room and sitting room. There is a large walk-in cupboard with Belfast sink, plumbing for washing machine and further storage.

Jasmine Cottage, Trelleck, Monmouth
 Approximate Gross Internal Area
 1583 Sq Ft/147 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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From the sun room, there is a broad opening with feature oak beam into a study area, currently furnished with office furniture, recessed feature shelving and doors to cloakroom and dining room. The dining room has a feature box bay with floor to ceiling windows, fireplace, exposed stone walling and beamed ceiling.

To the first floor, there are three bedrooms. Two of these bedrooms have feature exposed wall beams continuing the character of the ground floor.

The principal bedroom has two windows to the front aspect and access into a beautiful en suite bathroom with roll top bath, feature vanity unit sink and WC.

Finally, a modern shower room serves bedroom two and three.

STEP OUTSIDE



The property benefits from off street parking accessed via the adjoining neighbour. The rear cottage garden has been landscaped to a high standard retaining character with exposed stone walling.

The garden is of a generous size and is mainly laid to lawn with Cotswold stone entertaining area and gated side access. There are a range of mature trees and raised flower beds.

INFORMATION

Postcode: NP25 4PA

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech, carry on past the Lion Inn and the church on your right handside. Continue and Jasmine Cottage is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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