

Crossiago Cottage

St Weonards



ROSCOE ROGERS KNIGHT
Town and country properties



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St Weonards

Set in a secluded, rural, elevated location between Monmouth and Hereford this 19th Century 5 bed stone property was once two cottages. Surrounded by rolling countryside and woodland it has 1.5 acres of grounds and gardens enjoying far reaching countryside views. Ample level parking and turning areas and a modern steel portal barn (11m x 7m), useful outbuildings and a Summer House. An adjacent outbuilding could serve as a 1 bed annexe subject to permissions. Previously part of the Treago Castle estate and on the edge of the popular hamlet of St Weonards with a local shop, church and primary school. No onward chain.

Stone built and set over three floors with inset UPVC double glazed windows under pitched slate tiled roof. Internal character features include exposed beams and trusses and wooden panelled internal doors. The cottage offers excellent opportunities for development subject to Local Planning Authority permissions. An oil-fired Rayburn cooker provides domestic hot water and heats some radiators in combination with electric wall heaters.

The property is approached through double wooden entrance gates into large parking area and driveway. Through glazed double doors into:

REAR PORCH/BOOT ROOM:

Dual aspect windows. Doors into the following:

SHOWER ROOM:

Window to side. White low-level W.C, hand basin and shower cubicle with electric Mira shower.

UTILITY ROOM:

Laminate worktop with space under for tumble dryer and freezer.

KITCHEN: 3.65m x 3.16m (11'12" x 10'4")

Window to front. Oil fired double oven Rayburn. A range of white cupboards and drawers set under laminate worktop with inset stainless-steel sink and drainer and mono mixer tap. Cupboard housing electric oven and hob. Opening into:



STUDY: 3.74m x 2.56m (12'3" x 8'5")

Window to side and stairs to first floor. Door into:

DINING ROOM: 3.74m x 2.53m (12'3" x 8'4")

Window and UPVC door to back. Feature original bread oven. Arched opening into:

**SITTING ROOM: 3.63m x 3.62m (11'11" x 11'11")**

Window to front. Fireplace with inset LPG gas fired enclosed stove set on a tiled hearth.

**FIRST FLOOR LANDING:**

Two loft access hatches to small loft space. There are two staircases up to bedrooms 3 and 4. Doors into the following:

BEDROOM ONE: 3.66m (max) x 3.74m (max) (12'0" x 12'3")

Window to front.

**BEDROOM TWO: 3.70m (max) x 3.73m (max) (12'2" x 12'3")**

Window to front. Original open fireplace with wooden mantel.

L-SHAPED BEDROOM FIVE/OFFICE: 3.76m x 1.50m (12'4" x 4'11") + 1.29m x 2.53m (4'3" x 8'4")

Window to side.

FAMILY BATHROOM:

Obscured glazed window to front. White suite comprising low level W.C, pedestal basin, bath with Mira electric shower over. Airing cupboard with slatted shelving.

Winding staircase up to:

BEDROOM THREE: 3.82m x 3.75m (max) (12'6" x 12'4")

Small window to side. Exposed A Frame truss and beams.

**Second winding staircase up to:****BEDROOM FOUR: 3.72m (max) x 3.84m (12'2" x 12'7")**

Velux skylight and small window to side. Exposed A frame truss and beams.

DETACHED TWO STOREY OUTBUILDING:

Adjacent to cottage with a timber framed link. Stone built with some shiplap boarded panels and wooden windows and doors under a pitched tiled roof. N.B. This building has been basically converted without full planning permission or building regs as an annex but we are told that this building once had outline planning permission for conversion. From the link is a door into:

UTILITY LOBY:

Velux skylight. Wall mounted Worcester Calor Gas boiler providing hot water and heating to radiators throughout. Worktop with space for fridge and freezer under. Storage cupboard. Opening into:

OPEN PLAN KITCHEN/DINER/LOUNGE: 6.18m (max) x 3.62m (20'3" x 11'11")

Window to front. White cupboards set under laminate L-Shape worktop, inset with stainless steel sink and drainer. Space for fridge/freezer, range cooker, washing machine and dishwasher. Matching wall unit. Door into Garden Conservatory. Stairs up to first floor. Door into:

**BATHROOM:**

Modern white suite comprising low level W.C, wall mounted basin and P-shaped bath with shower over. Mirrored cabinet.

FIRST FLOOR: N.B.

All rooms have raked ceilings with restricted head height and consists of:
LANDING: With Velux rooflight and doors into:

STORAGE AREA/WARDROBE: 2.48m x 2.09m (8'2" x 6'10")

Window to side and Velux rooflight.

BEDROOM: 2.57m x 2.17m (8'5" x 7'1")

With Velux skylight.

**ATTACHED GARDEN CONSERVATORY: 4.63m x 4.27m (15'2" x 14'0")**

Timber clad exterior with wooden windows and doors to three sides. Wooden flooring. Secondary door into the possible Annex. Power and lighting.

OUTSIDE: 11.60m x 7.12m (38'1" x 23'4")

Off the lane a splayed stone wall with metal entrance gate leads into the extensive level gravelled driveway and parking area. The cottage has mainly lawned areas on all four sides with interspaced shrubs, trees and garden areas with a variety of planted flower beds together with a vegetable plot and a natural well. Set down at the front is a landscaped gravelled paths with bespoke metal fencing and a seating area enjoying woodland views.

Set at the end of the gravelled driveway are useful concrete and gravelled hard-standings ideal for parking and storing large vehicles, equipment or machinery which are all set around;

Asking price of £725,000

STEEL FRAMED BARN/WORKSHOP: 11.60m x 7.12m (38'1" x 23'4")

Portal framed with insulated walls, roller shutter main door and pedestrian side door. Corrugated roof with obscured glazed roof panels, concrete floor and a corner storage module. Power, light and external water supply. Behind this building is a useful lean-to garden implement store running the full width of the barn.

The various outbuildings include:**DETACHED SUMMER HOUSE: 5.76m x 3.81m (18'11" x 12'6")**

Log cabin styled timber construction with pitched integrated roof. Windows to two aspects and double entrance doors. Partitioned off to provide W.C, kitchen area with stainless steel sink and drainer with cupboards under. Roof storage space.

SMALL STONE BARN: 4.74m (max) x 2.50m (15'7" x 8'2")

Wooden door and two Velux skylights and corrugated iron roof.

TWO STONE STORAGE OUTBUILDINGS: 1.44m x 1.29m and 2.25m

(4'9" x 4'3" x 7'5") average

Both with corrugated roofs.

SERVICES:

Mains water and electricity, septic tank drainage. Oil fired Rayburn and electric heating.

DIRECTIONS:

From Monmouth take the A466 heading towards Hereford, continue for approximately 7.5 miles. At the bottom of the hill before you enter the village of St Weonards take the left turning. Follow this road for approximately 1 mile and the property is on the right-hand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.

- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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