

Lavender Cottage Redbrook



ROSCOE ROGERS KNIGHT

Town and country properties



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Nestled in the heart of the Wye Valley this charming and unique 18th century 3 double bedrooms, all en-suite cottage is located in the sought-after village of Redbrook in an area of outstanding natural beauty. Deceptively spacious and offering flexible accommodation over 3 floors. Sympathetically remodelled and immaculately presented benefiting from a wealth of character and original features throughout. Enclosed and attractive sun terraces to front and back.

Offers Over £365,000 Freehold

Lavender cottage was originally built in 1740 in stone with a painted rendered exterior to the front and inset uPVC double glazed windows with cut stone sills and wooden doors set under pitched tiled roofs. Internal features include wooden vertically boarded latched doors, exposed beams, lintels and stonework, inglenook fireplace, low voltage downlighters and a combination of Indian sandstone and wooden effect flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

The property is approached from the front stone paved courtyard garden through a solid wood door into:

PORCH: 1.83m x 1.78m (6'0" x 5'10")

Full height glazing on two sides with hardwood frames and stable door into:

SITTING ROOM: 5.35m x 3.53m (17'7" x 11'7")

Window to front with views into courtyard garden. Feature inglenook fireplace with inset Villager wood burner with stone surround, hearth and wooden lintel above. Turning staircase to first floor with wooden balustrading and twisted newels. Beamed opening into:

DINING ROOM: 4.16m x 3.48m max (13'8" x 11'5")

Triangular in shape with window to side. Storage cupboard housing gas boiler.

KITCHEN: 6.94m x 2.39m (22'9" x 7'10")

Part glazed stable door to back with steps accessing back patio area. Bespoke fitted based units along three walls with oak worktops and inset ceramic sink with pillar mixer tap. Matching wall mounted units, display cupboards and shelving. Five ring LPG gas Rangemaster oven with ceramic tiled splashback and matching stainless steel extraction hood over. Space for fridge/freezer and plumbing for washing machine and dishwasher.

Larder cupboard with ample storage and full height shelving. Furniture hatch to the first floor.

FIRST FLOOR LANDING:

Matching balustrading and turned newels. Doors into:

BEDROOM ONE: 3.59m x 3.06m (11'9" x 10'0")

Window to front. Opening into:

DRESSING ROOM: 1.90m x 1.67m (6'3" x 5'6")

With His and hers integrated wardrobe (measuring 5'6" x 5'6") with hanging rails and storage each side. Roof access trap.

EN-SUITE BATHROOM:

Triangular in shape with window to side. Suite comprising low level W.C, pedestal Savoy wash basin and double ended free standing roll top bath with central tap and hand-held shower attachment. Wooden panelling to all walls. Extraction fan.

From first floor landing through wooden door and secondary uPVC door into:

BEDROOM TWO: 4.52m x 2.76m (14'10" x 9'1")

Designed to be a self-contained suite ideal for Airbnb with window and uPVC door to back accessing enclosed decking area. Roof access trap. Door into:

EN-SUITE BATHROOM:

Window to back with views of sun terrace. Suite comprising low level W.C, pedestal wash basin and panelled bath with tiled splashback, mixer tap and shower attachment on adjustable chrome rail. Dado height wooden panelling to all walls. extraction fan at high level.

SECOND FLOOR LANDING:

Door into:

BEDROOM THREE: 3.35m x 3.69m max (10'12" x 12'1")

Window to front with garden views. Roof access trap. Door into:

EN-SUITE CLOAKROOM:

Plumbing in place to easily revert back to shower room. Pedestal wash basin with tiled splash back, low level W.C and extraction fan. Storage cupboard with full height shelving.

OUTSIDE:

FRONT: Low maintenance and pretty front courtyard garden with paved sun terrace, interspaced shrubs and flowering plants. Boundaries are combination of wooden panelled and curved fencing. Potting shed and external water tap. Door into outside "storage" shed with power and space for tumble dryer.

BACK: An enclosed decked sun terrace with stone wall and gate accessing Chapel Lane steps and Offas Dyke path. External water tap.

PARKING:

The cottage does not have land for parking but the owners and those before them have used the two adjacent spaces to the cottage for the last 30 years without any issues.

SERVICES:

Mains gas, water, electric and drainage. Tax band B and EPC Rating D.

DIRECTIONS:

From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue to the village of Redbrook passing two large visitor car parks and the village green on your right. Lavender Cottage can be found on the left immediately after the zebra crossing.

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 of 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.







