



MONNOW COTTAGE

Clodock HR2 0PD

Monnow Cottage Clodock Herefordshire HR2 0PD



An utterly charming detached stone cottage, occupying the most delightful position next to the meandering River Monnow.

Guide Price £350,000

Situation and Description The very picturesque village of Clodock is centred around a historic church and water mill on the banks of the Monnow River. This small river lies to one side of Monnow Cottage and forms a delightful backdrop which creates a constant haven for wildlife. Close by there is a village pub, which along with the church, creates a centre for the community, and the whole area has the stunning backdrop of the Brecon Beacons National Park. Within 1 mile the larger village of Longtown offers an award-winning post office and shop, together with a public house and village hall. More extensive facilities can be found at the larger village of Ewyas Harold, the market towns of Abergavenny and Monmouth to the south and west, and the cathedral city of Hereford to the north east.

This much-loved cottage has been in the same ownership for many years and, no doubt countless hours have been whiled away by owners and visitors alike, paddling and fishing for minnows in this pretty mountain river. The location makes the property ideal as a holiday cottage, particularly for those with walking and fishing in mind. The rooms retain much of their original character, with a bread oven in the kitchen and a stable door which enjoys a wonderful outlook over the river and nearby weir.

Just before the bridge a pathway leads down to the side of the cottage where access can be gained to a lovely oak framed conservatory with a flagged floor, doors to either end, and access into the sitting room. This is full of period charm with white painted stone walls, flagstone floor and a fireplace with fitted wood burner at one end. The kitchen has a quarry tiled floor, roof light, sink, oven, hotplate, dishwasher, former bread oven and windows and stable door to outside. From the sitting room, a short open tread staircase leads to a half landing with fitted cupboards and door to bedroom one with a vaulted ceiling and windows on three sides and built in wardrobes. This is serviced by a well-fitted and comfortable shower room. Also, on this level is a study, or third bedroom, with rooflights cupboards and shelving. The main staircase then continues to a small landing and to a good sized second bedroom with dual aspect, lovely views, a vaulted ceiling,

painted stone walls and built in double wardrobe. This is supported by its own bathroom with all the usual fittings.

Outside, the area is an absolute paradise for wildlife, with some fast-flowing water leading down to a very pretty bridge with regular sightings of kingfishers, otters, dippers, dragon flies, brown trout and much more. There are a number of pools as the river navigates its way down stream, with plenty of places to dip your toes in what is really a large mountain stream rather than a river at this stage. There are enclosed private gardens to one side, which although small, create a natural suntrap, and are laid to lawn with a small paved seating area, herbaceous borders and stone walling at one end and access to a small garden store.

Directions From Hereford, proceed initially on the A49 in a southerly direction towards Ross on Wye. At the Asda roundabout turn right onto the A465 towards Abergavenny. At Pandy, turn right signposted to Walterstone, Oldcastle and Longtown. Continue along this country lane and on arrival in the village turn right by Clodock church and go past the public house on the left and park by the stone wall. Access to Monnow Cottage is immediately before the bridge on the left hand side.





Garden room | sitting room | kitchen/breakfast room



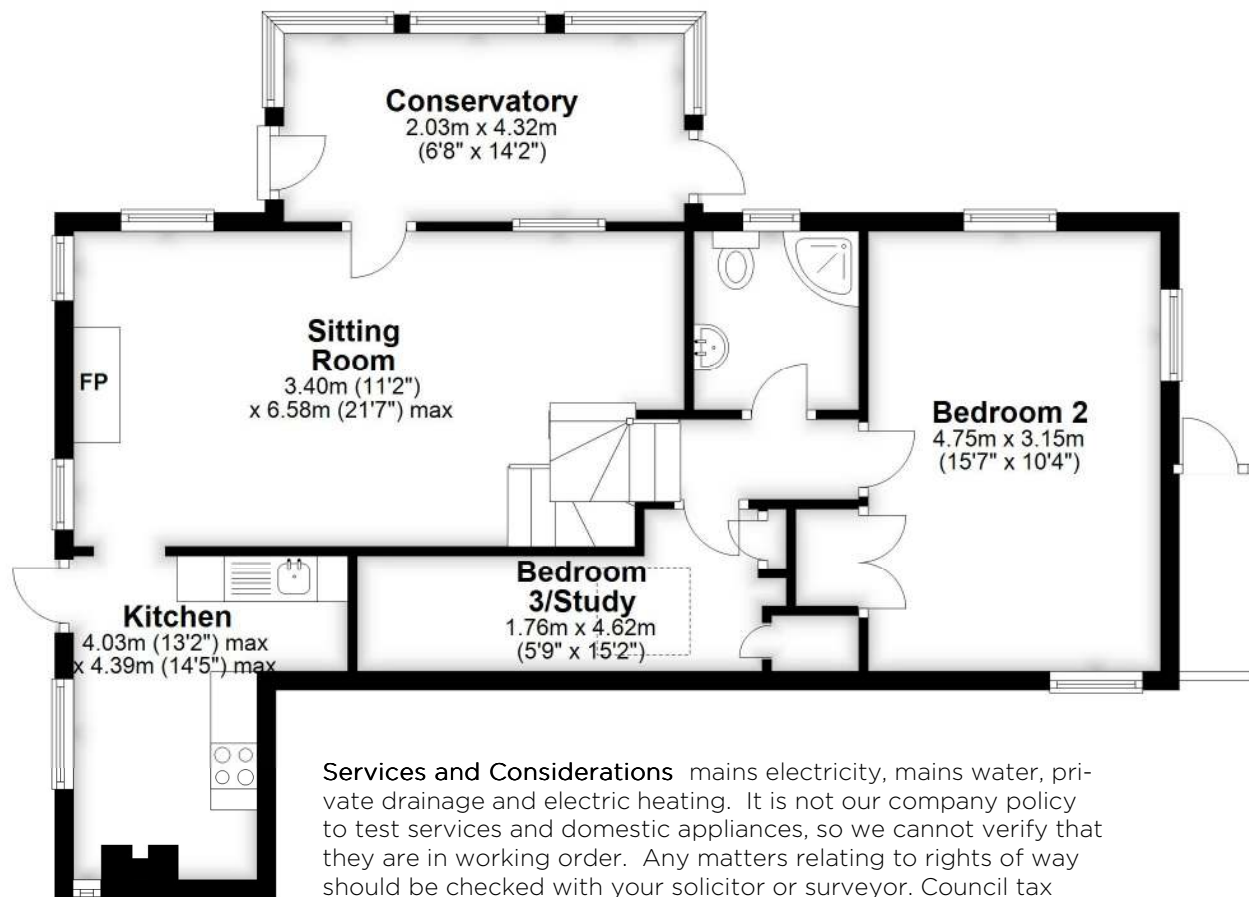


With two/three bedrooms and two wash rooms



Ground Floor

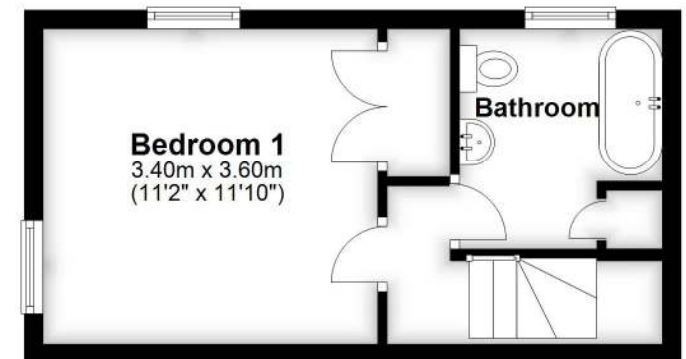
Approx. 65.2 sq. metres (701.4 sq. feet)



Services and Considerations mains electricity, mains water, private drainage and electric heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E. EPC tbc. Tenure freehold.

First Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: Approx 91.4 sq metres (984.1 sq feet)

Floor plans are for guidance purposes only.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Brightwells

Est. 1846



Lovely peaceful location

