

Town & Country

— COLLECTION —

m2
estate agents



Kingcoed, Usk



Enjoying fine views over the Monmouthshire countryside, this 4 bedroom detached cottage occupies in the region of 5 acres and lies approximately 2.5 miles from Raglan village.

The property is believed to be in the region of 200 years old and benefits from many period features including the original cider press located within the well maintained gardens.

The accommodation includes a farmhouse style kitchen/breakfast room enjoying views over the gardens and beyond, separate dining room and lounge with wood burner. To the first floor are 4 good sized bedrooms - the master benefitting from built in wardrobes with en-suite shower room.

Kingcoed village comprises a small rural hamlet lying with easy access to the A449 at Raglan, approximately 13 miles from the M4 to Newport, 11 miles to Monmouth and 12 miles to Abergavenny.



Ground Floor

Entrance Porch

Entered via half glazed stable door, windows to two elevations. Secondary door leading to:

Lounge

Good sized lounge with 2 windows to front, cast iron wood burner recessed in stone fireplace with wooden mantel over, flagstone hearth, central heating radiators. Door leading to:

Dining Room

Staircase to first floor, central heating radiators, quarry tiled floor, French doors and windows to rear, door to side, steps and door leading down to:

Breakfast Room

Quarry tiled floor, central heating radiator, French doors to decked seating area, window enjoying fine views, beams to ceiling.

Kitchen

Farmhouse style kitchen with bespoke wall and base units incorporating dish washer, inset sink, 2 oven Aga, separate hob, tiled splash backs, windows to 2 elevations, feature beams to ceiling, quarry tiled floor. Door leading to:

Utility

Base storage units, rolled edge work surfaces, double drainer sink, plumbing for automatic washing machine, window to rear, central heating radiator, boiler room housing oil fired boiler. Door leading to:

Rear Porch

Door to rear, tiled floor, built in cloaks cupboard. Door leading to:

W.C

Comprising low level WC, pedestal wash hand basin, window to rear, tiled floor, central heating radiator.



First Floor

First Floor Landing

Spacious landing, window to rear, radiator.
Doors off to:

Master Bedroom

Windows to two elevations, built in wardrobes, feature beams to ceiling, spotlights, 2 central heating radiators. Door leading to:

Ensuite

Comprising double shower cubicle, pedestal wash hand basin, low level WC, step-in shower, central heating radiator, obscure glazed window.

Bedroom 2

Window to front, central heating radiator, wooden floor, feature beams to ceiling.

Bedroom 3

Window to front, central heating radiator, feature beams to ceiling.

Bedroom 4

Window to side, central heating radiator, storage cupboard.

Outside

Bathroom

Four piece white suite comprising low level W.C, bidet, panel enclosed bath and inset vanity wash hand basin with tiled splash backs, window to rear, tiled floor.

Outside

A 5 bar gate gives access to an in-and-out driveway, a parking area which leads to a garage via double doors, with power and light and two attached stables.

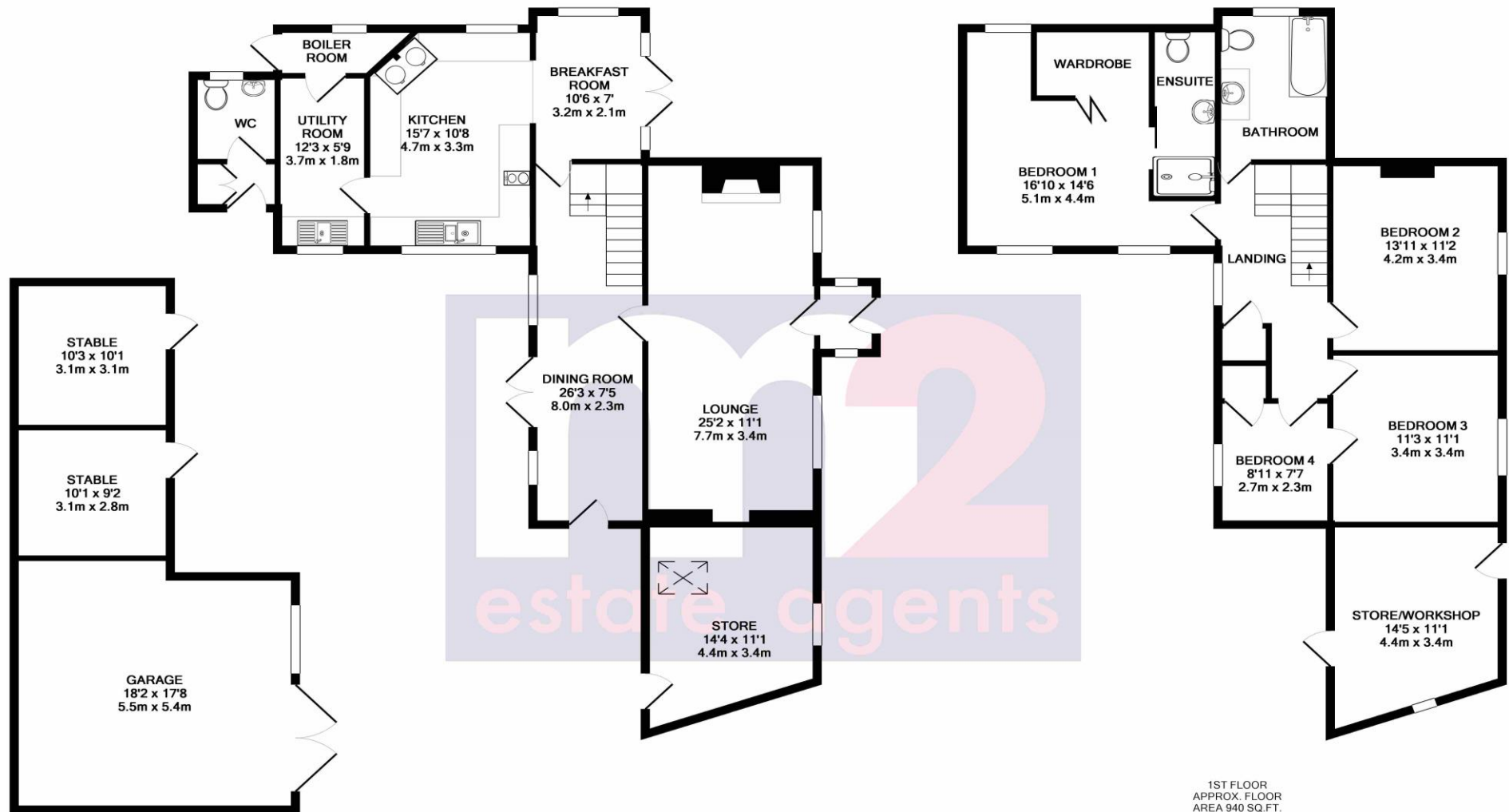
The property occupies good sized well - maintained mature gardens with decked seating areas enjoying fine views over the local countryside. Two original cider presses remain as features within the gardens.

Adjoining the property are 3 enclosed paddocks, one with roadside access and a proportion of woodland and an orchard. We understand the property occupies in the region of 5 acres.

Services:

Mains water & electric, oil heating, private drainage





TOTAL APPROX. FLOOR AREA 2450 SQ.FT. (227.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



Old Cider House, Kingcoed, USK, NP15 1DS

Dwelling type: Detached house
Date of assessment: 29 June 2016
Date of certificate: 03 July 2016

Reference number: 0584-2801-6060-9426-7345
Type of assessment: RdSAP, existing dwelling
Total floor area: 221 m²

Use this document to:

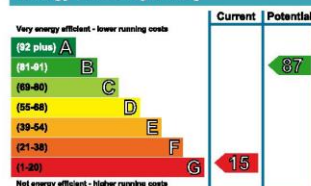
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,817
Over 3 years you could save	£ 8,394

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 585 over 3 years	£ 297 over 3 years	
Heating	£ 10,380 over 3 years	£ 2,847 over 3 years	
Hot Water	£ 852 over 3 years	£ 279 over 3 years	
Totals	£ 11,817	£ 3,423	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 954
2 Room-in-roof insulation	£1,500 - £2,700	£ 468
3 Cavity wall insulation	£500 - £1,500	£ 252

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Town & Country

COLLECTION



homes of distinction

Town & Country Collection

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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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