



Wheeler's Cottage  
Cross Ash | Abergavenny | Monmouthshire | NP7 8PN





# SELLER INSIGHT

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“Whealers Cottage was lovingly renovated in 2014 from being 2 derelict cottages dating back to around 1850, once used as village Post Office and stores. Wheelers has been our dream, our couples retreat and lastly our family home. The cottage never fails to attract attention due its Welsh Cottage charm. The property is overflowing with character that includes intricate plasterwork exposing the original stone, large brick pantry and an open fireplace. We worked closely with the local builder to complete a sympathetic renovation to a very high standard. Every detail was thought out striking a balance between keeping an abundance of period features suitable for modern living. Anything we couldn't reuse during the renovation we sourced from refurbished materials in the UK, like the pine floorboards from a hospital in Yorkshire and the bathroom vanity which is custom made using an old schoolmistresses table from Hay on Wye. You can still see the ink marks! The downstairs microscreeed flooring offers a modern element to the renovation which compliments the underfloor heating generated from the renewable air source heating. The double sided wood burner in the open plan living room only needs lighting for aesthetics with that obligatory glass of wine cosying up on those winter nights when the stars sparkle in the dark night sky around the cottage. We have treasured memories from our time in our beautiful cottage from sipping coffee in the morning sunlit kitchen, using the brick fire pit for bbqs and evening fires and walking our children the short distance up the road to Cross Ash Primary School which has just received another excellent Ofsted report. Wheelers will forever contain our memories but it now contains the hopes for its new owners.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# KEY FEATURES

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- Pretty four-bedroom detached house
- A mixture of character features with
- contemporary conveniences
- Located within the popular village of Cross
- Ash, close to the village primary school
- Driveway parking with electric charging point
- On the doorstep of the Wye Valley, Brecon
- Beacons and Black Mountains
- No onward chain







# GROUND FLOOR

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The solid oak front door leads directly into the inviting large open space of two reception rooms separated by a double sided log burning stove set within a brick built fireplace. The sitting room has a full length bay window overlooking the front garden and an internal window looking into the kitchen. Steps lead down to the galley style kitchen/dining room which is flooded with light through the skylights and has French doors leading out to the patio area. Doors lead off to a ground floor bedroom which could also be used as a home office and have French doors opening onto the rear garden. A useful utility room can also be found just off the kitchen with a separate downstairs WC.







# FIRST FLOOR

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A wooden staircase rises up to the first floor where three bedrooms can be found, all with exposed beams and brickwork, and two of which have open decorative fireplaces. A modern family bathroom with roll top bath, statement vanity wash hand basin and separate shower complete the first floor accommodation.







# OUTSIDE

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The front of the property is approached through a wooden gate with a path leading to the front door and is adjoined by a lawn area which is all enclosed by a low level stone wall. Driveway parking can be found at the rear of the property with an electric car charging point and steps leading up to the rear garden. The low maintenance rear garden has an easterly facing stone paved patio area which is accompanied by a neat lawn area. There is useful wooden storage shed and a mixture of stone wall and wooden feather board fencing which offers privacy to the enclosed garden.











# LOCAL AREA

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The village of Cross Ash sits between Abergavenny and Monmouth in an area renowned for its rolling countryside and traditional stone houses. It has a well-regarded primary school and is a short distance from a local garden centre and well known restaurants. Cross Ash lies approximately 9 miles from the historic market town of Abergavenny which has a range of amenities including doctors', dentists', high street retailers and individual shops, banks, cinema, library and several supermarkets together with a general hospital. The town hosts numerous events including the annual Food Festival and in the town centre are the remains of a medieval castle housing a small museum. Open air events are held in the castle grounds during the summer. On the outskirts of the town (adjoining the comprehensive school) is a leisure centre with swimming pool. There are good road links for commuting (A40/A449/A465 linking to the M4, M5 and M50) and a mainline railway station. Monmouth has a variety of amenities and an excellent choice of state and independent education is available for pupils of all ages including Monmouth Comprehensive, Haberdashers' Monmouth School for Girls and Monmouth Boys School. Monmouth provides road connections to the M4 and M5 motorways and the regional centres of Bristol and Cardiff.

# DIRECTIONS

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From Abergavenny town centre take the Hereford Road and turn right onto Grosvenor Road B4521 and follow this road for approximately 9 miles. Upon reaching Cross Ash take the second left (ignoring the first turning left which is signposted 'Grosmont') and the property will be found immediately on the right hand side.





# INFORMATION

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**Offers In Excess of:** £450,000

**Local Authority:** Monmouthshire County Council.

**Council Tax Band:** G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We understand that there is mains electricity, water and air source heat pump connected to the property. Drainage is to a sewerage treatment plant.

**Broadband:** Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

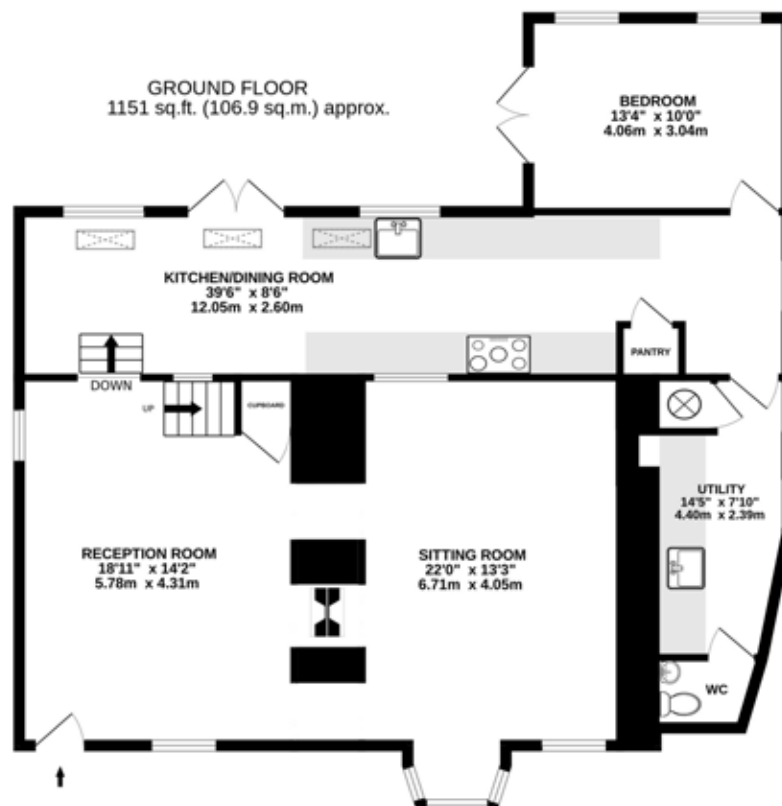
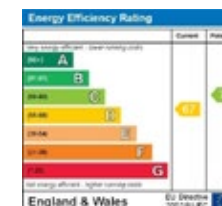
**Mobile:** EE, Three, O2 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM605989 – a copy of which is available from Parrys.

**Agent's Notes:** Fine & Country are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

There is building development in close proximity to the property with six individual proposed dwellings in the process of being constructed. Full details can be found on the Monmouthshire County Council Planning Applications – using reference. DC/2017/01335

Scan to view video  
of the house



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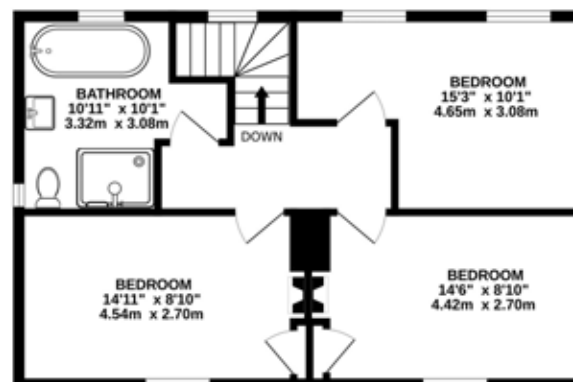
WHEELERS COTTAGE, CROSS ASH, ABERGAVENNY, NP7 8PN

TOTAL FLOOR AREA : 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**1ST FLOOR**  
548 sq.ft. (50.9 sq.m.) approx.



Agents notes: All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Fine & Country have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.

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**FINE & COUNTRY**



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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