

Rocks Cottage St Briavels



ROSCOE ROGERS KNIGHT
Town and country properties



Rocks Cottage, St Briavels

Tucked away in a quiet location on the edge of the desirable village is this beautifully extended and architecturally designed 5/6 bed cottage with a sympathetic blend of original and contemporary features. Featuring an innovative open-plan split-level layout with bright and spacious living areas, seamlessly accessing the extensive enclosed garden. Integrated single garage, detached outdoor office/gym and off-road parking for multiple vehicles.

Traditional and modern construction with inset double-glazed pvc windows and aluminium bifolds set under pitched slate roofs. Internal features include an inglenook fireplace, exposed stonework and beams, low voltage downlighters, vertically boarded and part glazed hardwood doors, contemporary style radiators and a combination of engineered oak, Indian slate and ceramic tiled flooring. A Worcester green star oil boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front garden through a contemporary part glazed door with glazed side panel into:

PORCH: 1.88m x 1.19m (6'2" x 3'11")

Part glazed door into:

INNER HALLWAY:

"L-shaped" with door into:

UTILITY ROOM: 3.00m x 2.01m (9'10" x 6'7")

Frosted window to front. Laminate worktop with uprights and inset one and half bowl stainless steel sink and side drainer. Wooden panelled cupboards set under with space and plumbing for dishwasher and washing machine/tumble dryer. Complementary tall unit. Floor mounted Worcester boiler and space for fridge/freezer. Chrome ladder style radiator.

SNUG: 3.79m x 1.96m (12'5" x 6'5")

Windows to front. Wide opening into:

LIVING ROOM: 3.19m x 7.70m (10'6" x 25'3") Max

Windows to back and side elevations with sliding patio doors leading out to the back garden. Split level staircase with oak balustrading and square newel posts leading to upper floors and steps down to lower ground floor. Under stairs storage cupboard. Feature inglenook fireplace housing electric fire set on a slate hearth with oak mantel over and recess to the side for display shelving.



LOWER GROUND FLOOR HALLWAY:

External door to side accessing parking area. Doors into the following:



BEDROOM TWO: 3.18m x 4.06m (10'5" x 13'4")

Picture Bi-fold window to side with pretty garden views. Door into:



EN-SUITE SHOWER ROOM:

Frosted windows to side. A white contemporary suite comprising a low-level W.C, vanity unit with inset wash basin and fully tiled walk-in shower with mixer valve, rain shower head and separate handheld attachment.

STOREROOM: 3.65m x 1.46m (11'12" x 4'9")

Concrete base with fitted shelving, power and light. Opening into:

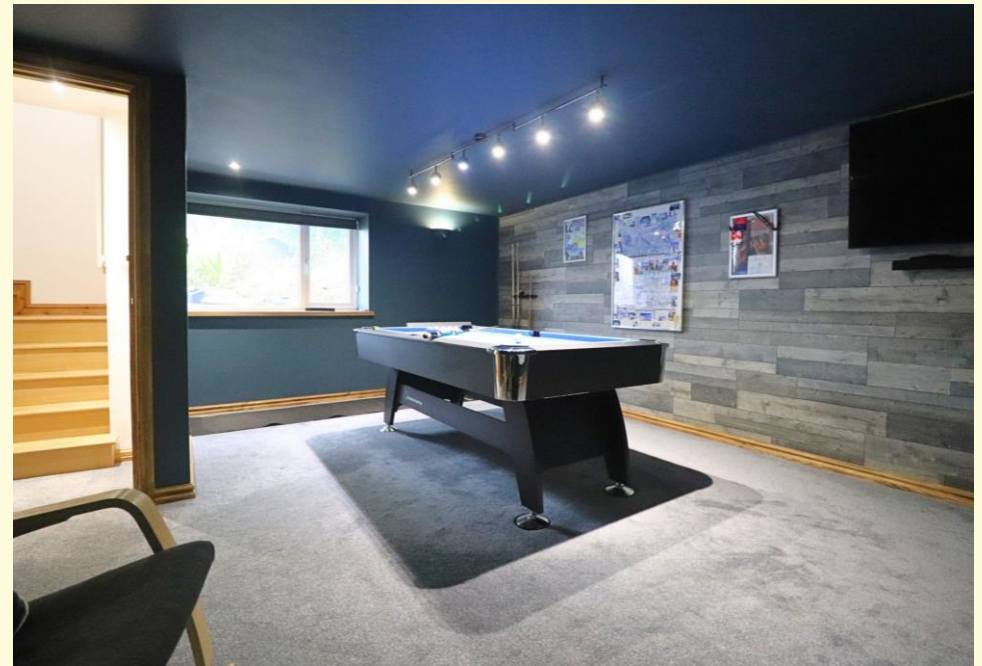
INTERGRATED GARAGE: 2.93m x 3.80m (9'7" x 12'6")

Concrete base with up and over garage door to front and frosted window to side. Consumer unit at high level. Power and light.

From living Room downstairs to:

LEISURE ROOM: 4.62m (max) x 5.17m (15'2" x 16'12")

Window to back. Feature wooden panelling to one wall. Storage cupboards.



From living Room up stairs to:

KITCHEN/DINING ROOM: 5.45m x 5.70m (17'11" x 18'8")

An impressively proportioned room with a high vaulted ceiling and two skylights. Window to back and feature full height triangular gable window to side with bi-fold doors out to sun terrace. A bank of quality high gloss units along one wall with integrated fridge and freezer and double AEG oven and grill. Complementary central island with engineered oak worktop and inset five ring AEG induction hob with low level extractor and one and half bowl sink with mixer tap over. A range of cupboards and drawers set under with integrated dishwasher.



From living room upstairs to:

MAIN BEDROOM SUITE:

DRESSING ROOM/BEDROOM: 3.22m x 3.63m (10'7" x 11'11")

Dual aspect windows to front and side.

BEDROOM ONE: 4.66m x 3.52m (15'3" x 11'7") reducing to 2.23m (7'4")

A generously sized principal bedroom with a vaulted ceiling, windows to side and French doors to back out to a balcony enjoying elevated views of the surrounding countryside. Door into:



EN-SUITE SHOWER ROOM:

A white contemporary suite comprising a low-level W.C, vanity unit with inset wash basin and fully tiled double width shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator.

FIRST FLOOR LANDING:

Airing cupboard with full height wooden slatted shelving. Roof access hatch. Doors into the following:

STUDY/BEDROOM FIVE: 2.75m x 2.39m (9'0" x 7'10")

Window to back.

BEDROOM THREE: 2.36m x 3.82m (7'9" x 12'6")

Window to front.



BEDROOM FOUR: 3.17m (10'5") max reducing to 2.20m x 3.79m (7'3" x 12'5")

Window to back with woodland and garden views.



FAMILY BATHROOM:

Frosted window to front. A contemporary suite comprising a low level WC, vanity unit with inset wash basin, oval bath with central tap and fully tiled double width shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator.



OUTSIDE: 4.74m x 5.12m (15'7" x 16'10")

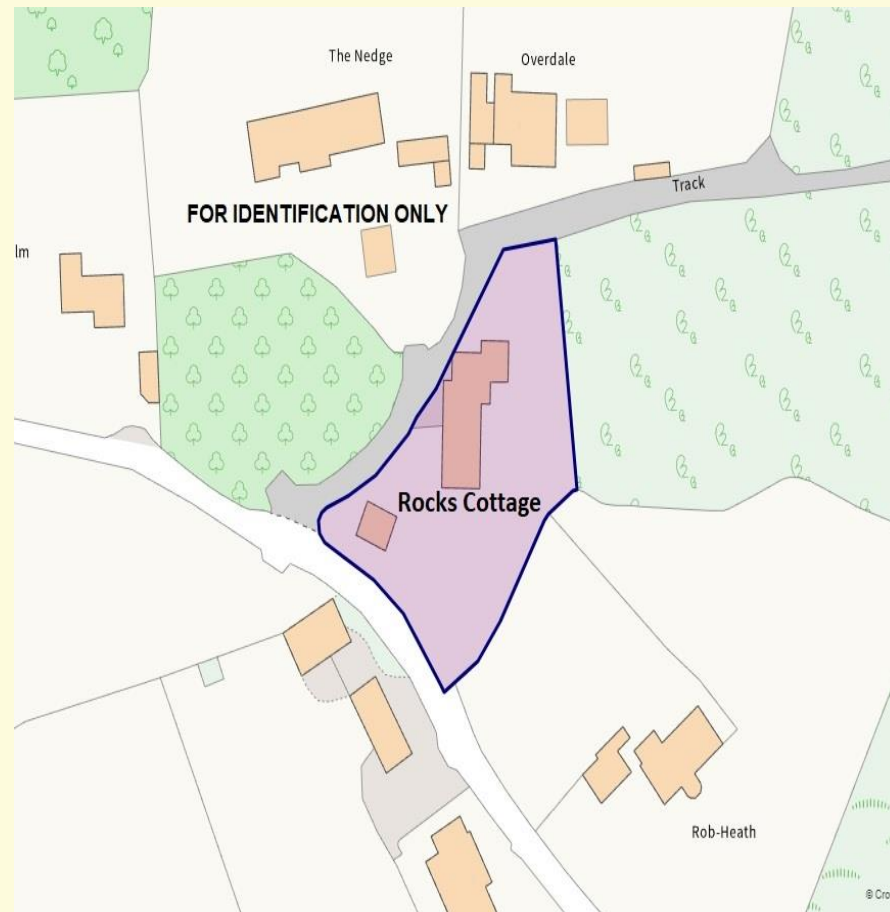
The property is accessed from the quiet country lane, behind a five-bar wooden gate leading to a spacious keyblock driveway with parking for multiple vehicles. The spacious back garden extends around two sides of the property, featuring a combination of elevated paved seating areas, gravelled sections, and a beautifully landscaped lawn with well stocked herbaceous borders and interspaced mature trees. Each area has been creatively designed to capitalise on the property's idyllic rural location and neighbouring countryside views with low level contemporary lighting. Adjoining the kitchen, an extensive sun terrace offering an ideal space for alfresco dining and entertaining. At the top of the garden: **GARDEN STUDIO/GYM: 4.74m x 5.12m (15'7" x 16'10")**: Timber framed with a pair of double-glazed doors and matching side panels to the front. Cladded in waney and feather-edged boarding all set under a pitched roof. Power and light.

SERVICES:

Main electric and water. Oil fired central heating and private drainage via a treatment plant. Council Tax Band E. EPC Rating C.

DIRECTIONS:

From Monmouth take the Wye Valley Road to Bigsweir and turn sharp left just before the bridge. Go up the hill and the level section known as The Fence and at the T junction turn right signposted St Briavels. Follow this road for just under a mile and take the top right lane onto cockshoot hill. At the T-junction turn right onto Coldharbour road and keep right. After a short distance take another right signposted "The Rocks" and the property can be found on the right towards the end of the track.



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.

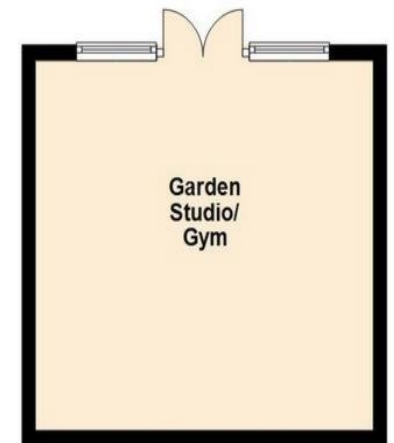
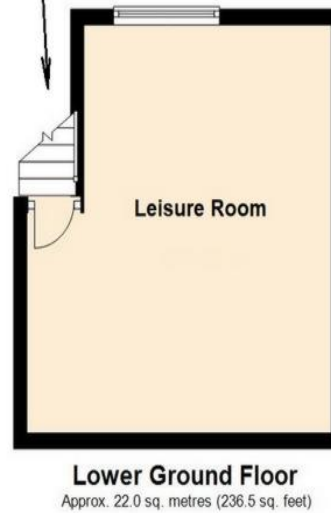
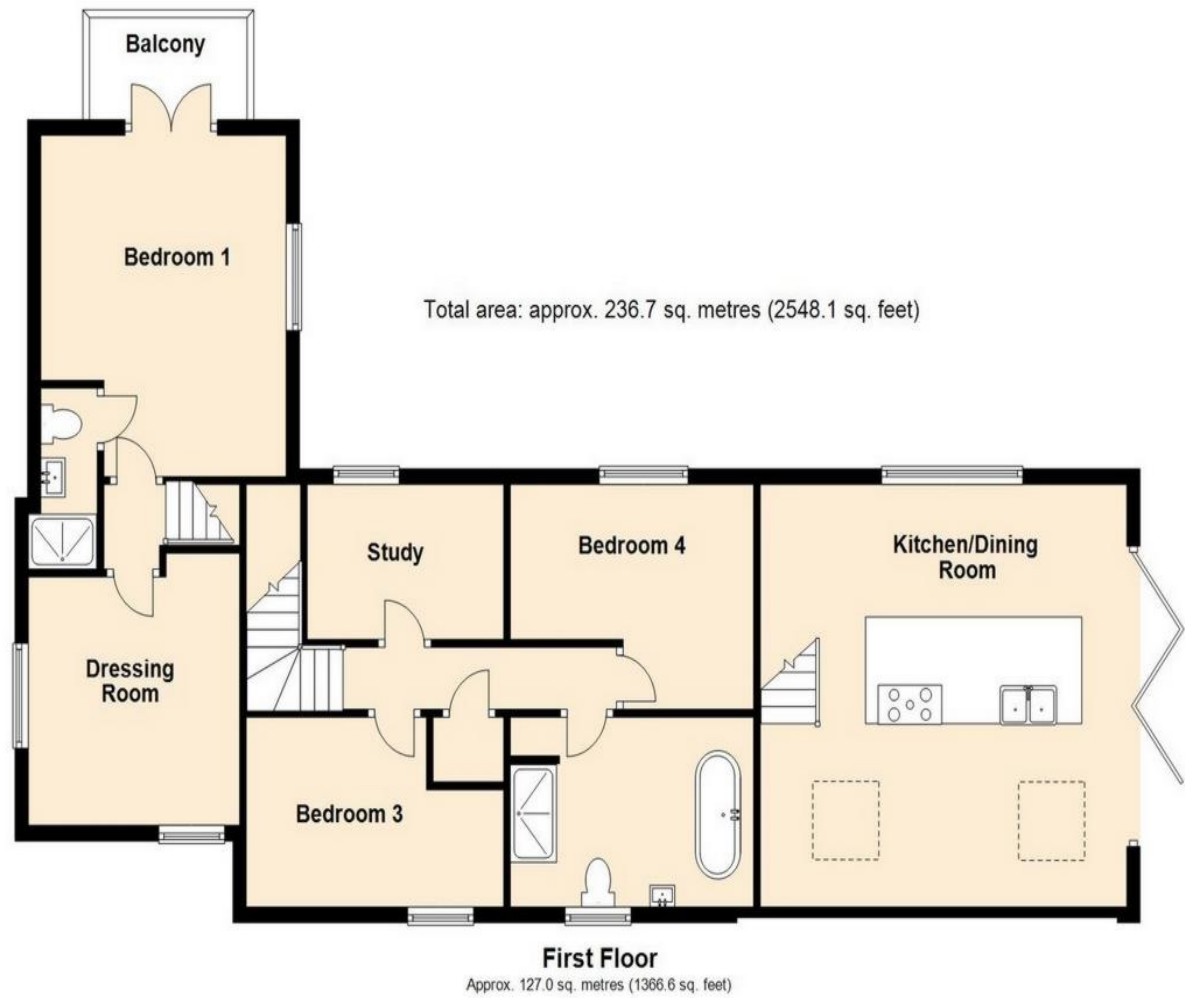
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	