

Green Acres Undy  
Caldicot  
Monmouthshire.  
NP26 3DP

700,000



- Fantastic Four Bedroom Detached Cottage with Approx 3 Acres Land
- Large Gardens to both Front & Rear, Paddock & Two Fields with Vehicular Access
- Lounge, Kitchen & Dining Room Plus Wraparound Conservatory
- Master Bedroom with En-Suite & Dressing Area
- Family Bathroom & Ground Floor WC
- Two Fields, Paddock and Gardens 3 Acres approx
- Two Garages, Stables, Several Large Barns/Workshop
- Rare Opportunity Set in Prime Position on the Edge of Undy Village benefiting from Local Amenities and a Rural Location

Ref: PRD11227

Viewing Instructions: Strictly By Appointment Only



**REDUCED**

## General Description

Fabulous Opportunity to Purchase this Extended Four Bedroom Cottage which sits within approx 3 Acres of land, on the Fringe of Undy Village. This This Detached Four Bedroom Cottage offers Delightful Accommodation with the Potential to Extend STP. The property sits within Expansive Gardens to both the Front & Rear. The property also includes Two Fields & a Paddock, Stables and Several Large barns which are perfectly located within the fields and paddock. To The Front you will find a Large Barn with Carport , Double Garage and Outbuildings. There is access to the fields via a lane to the side and property offers fantastic opportunity for extension subject to the usual permissions. Perfectly placed on the edge of Undy Village & Surrounded by protected open Countryside. If you would like to take the opportunity to see what this property offers please do get in touch with our team today.

---

## Accommodation

---

### Porch / Utility (17' 05" x 7' 07" ) or (5.31m x 2.31m)

Glazed windows and timber entrance door, ceramic tiled flooring, fitted units, space & plumbing for washing machine & dishwasher, power points, radiator

---

### Kitchen (11' 02" x 9' 09") or (3.40m x 2.97m)

Two UPVC double glazed windows, vinyl flooring, fitted units with laminate work tops, stainless steel sink, space for electric oven, space for American style fridge freezer. Archway to Dining room

---

### Dining Room (9' 05" x 9' 03") or (2.87m x 2.82m)

Double glazed doors to Garden, laminate flooring, radiator.

---

### Lounge (21' 02" x 11' 11") or (6.45m x 3.63m)

Stone fireplace with Wood burning stove, radiator, power points.

---

### Entrance Conservatory (22' 05" x 9' 03" ) or (6.83m x 2.82m)

Entrance porch and Conservatory, vinyl & ceramic tiled flooring,

---

### Entrance Porch/Utility/Cloakroom (10' 0" x 7' 09" ) or (3.05m x 2.36m)

Gas fired Boiler, power points.

Cloakroom- Ceramic tiled flooring, WC, wash hand basin.

---

## Stairs & Landing

Access to loft space.

---

### Master Suite with ensuite & dressing room (13' 10" Min x 9' 01" Min) or (4.22m Min x 2.77m Min)

UPVC double glazed windows, radiator, power points,storage cupboard housing hot water tank.

Ensuite & Dressing Area- Wash hand basin, WC, corner shower with electric shower, double built in wardrobes. ( 9'7 x 7'6)

---

Bedroom Two (12' 0" x 7' 06" ) or (3.66m x 2.29m)

Double glazed window, radiator, power points

---

Bedroom Three (9' 07" x 7' 11" ) or (2.92m x 2.41m)

Two Double glazed windows, radiator, fitted units and vanity, power points.

---

Bedroom Four (9' 07" x 7' 05" ) or (2.92m x 2.26m)

Double glazed window, power point, radiator.

---

Bathroom (6' 05" x 6' 06" ) or (1.96m x 1.98m)

Double glazed window, wash hand basin in vanity, WC, bath with electric shower.

---

Garage (15' 11" x 11' 0" ) or (4.85m x 3.35m)

Stone Garage with rear door and timber double doors.

---

Barn/Workshop (27' 03" Min x 22' 00" Min) or (8.31m Min x 6.71m Min)

Barn workshop with power & inspection pit.

---

Stables

Timber Stabling is provided in both fields and the Paddock

---

Outside Rear

This property offers exceptional outdoor space to include beautifully maintained lawns bordered by landscaped trees and shrubs, a variety of allotment areas, there is gated access to a paddock which leads to rear field and stables. To the side this leads onto Second field which has vehicular access from the front and road. This field also has a variety of outbuildings, barn & stable. There is approx 3 acres of open space in total.

---

Outside Front

Immaculate Gardens bordered by attractive stone wall. Driveway Parking for Multiple Vehicles on a sweeping driveway is to the front of the property with access to the barn & garage. A Large Front Lawned area with garage and gated access sits to the front of the cottage. Gated vehicle access to the field and barn to the rear, runs to the edge of the front garden.

---

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

---

Services

EPC Rating:39

---



Tenure

We are informed that the tenure is Freehold

Council Tax

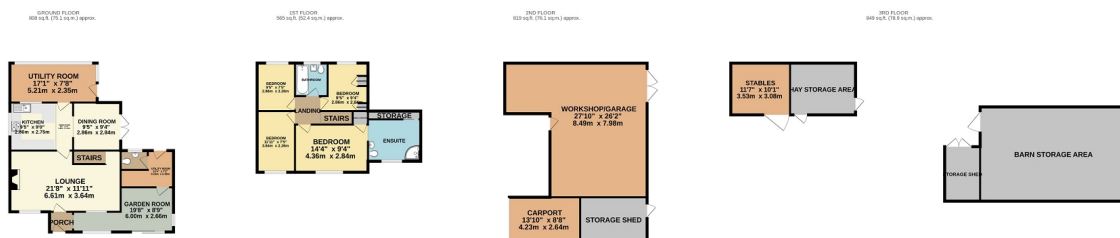
Band F











TOTAL FLOOR AREA: 3040 sq.ft. (282.4 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.  
Made with Metropix ©2023

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.