

Plantation Farmhouse

KILGWRRWG, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE

6 miles M48 (J2) 5 miles Chepstow 13 miles Monmouth

*A truly delightful detached period property set in an idyllic rural setting,
having been extended and renovated to provide excellent and spacious accommodation*

AVAILABLE TO LET



Kitchen/Dining Room ♦ Reception Hall ♦ Dining Hall ♦ Sitting Room

Study ♦ Second Sitting Room ♦ Cloakroom/WC ♦ Utility Room ♦ Garage & Storage

4 Bedrooms ♦ 3 Bathrooms (2 En-suite)

Energy efficient hot water and heating system using air and ground source heat pumps and solar thermal panels

£1,650.00 PER CALENDAR MONTH (available early 2015)

(Including gardening, water and drainage charges)

Tenancy deposit, reference, application and check out charges will be additional

DESCRIPTION

Plantation Farmhouse is a detached period property having been recently extended and refurbished to a very high standard offering spacious accommodation. The property is situated in a tranquil rural location with far reaching views of the surrounding Monmouthshire countryside towards the River Severn and beyond.

The opportunity to rent a property of this quality, nature and type is considered to be unique with comparable properties being rarely available locally.

The property is offered unfurnished, with carpets and curtains, fixtures and fittings with some electrical appliances.

SITUATION

Located 1½ miles from the village of Devauden, the property is accessed from the Gaerllywd to Devauden minor road via a private track which also serves other nearby property.

ACCOMMODATION

Ground Floor

Reception Hall with Oak flooring and staircase with cathedral style window

Dining Hall with flag stone flooring, feature bread oven and built in feature cupboard with fitted shelves

Farmhouse-style Kitchen/Dining Room with flag stone flooring, hand finished floor units, part granite work tops and "Belfast" sink, electric cooker range and integral dishwasher, open plan to dining area with flagstone flooring, stone feature fireplace with wood burning stove, enclosed stone porch and door to flagstone terrace.

Sitting Room with oak flooring and feature stone fireplace and oak cupboards.

Cloakroom/WC

With flag stone flooring half-timber panel walls with door to outside.

Main sitting room with oak flooring and stone feature fireplace and wood burning stove dual aspect with French doors to outside flagstone terrace and garden

Study with oak flooring and part painted timber paneling.

ACCOMMODATION

First Floor

Master bedroom triple aspect with built in wardrobes and Ensuite bathroom comprising bath with shower over, wash hand basin and wc.

Second Bedroom with dressing room and wash hand basin, walk-in wardrobe with fitted shelves.

Third Bedroom

Bathroom with shower enclosure, wash hand basin and wc

Fourth Bedroom with walk-in wardrobe and fitted shelves

Jack and Jill Bathroom to Bedroom 4/Family Bathroom comprising bath with shower over, wash hand basin and wc

The entire property is fitted with timber framed windows and doors with double glazed sealed units.

Internally the property has been finished to a high standard with traditional period features having been retained and introduced to include exposed oak beams, wooden doors and flooring and flag stone flooring.

Outside

Garage building comprising external utility room with a range of floor and wall units, sink drainer, plumbing and space for washing machine. Heating room accommodating equipment for heating and hot water system incorporating garage/storage/workshop.

Block paved forecourt with parking for at least four vehicles, grass lawn areas with interspersed shrubs, plants and feature pond.

SERVICES

Ground and air source heat pumps, solar thermal heating systems provide hot water and heating with under floor heating on the ground floor, radiators on first floor

Wood burners in dining and main sitting room

Metered mains electricity, private water supply via a borehole and private drainage (included with rent), telephone points.

TERMS OF TENANCY

The property will be let under an Assured Shorthold Tenancy for an initial term of six months. The tenant will be responsible for all outgoing, including Council Tax.

The Landlord will insure the structure of the property, with the Tenant being responsible for the contents including carpets and curtains.

No smokers please, pets by discretion of the Landlord

DEPOSIT

A deposit equal to two month's rent will be payable with cleared funds being received upon or before the signing of the tenancy agreement. The deposit will be held by the Government Deposit Protection Scheme for the duration of the tenancy and returned to the Tenant upon yielding up the property, less any deductions against the Tenant for non-compliance of their obligations within the tenancy.

There will be a charge of £150 payable to Thomas Price and Partners for the seeking of references of the prospective tenant and preparation of the Tenancy agreement (£200 for joint tenancy applications).

In addition a check in and check out fee will apply which be payable in advance at the beginning of the tenancy agreement in the sum of £100.

Tenant References will be sought through an independent referencing company.

RENT PAYMENTS

Due in advance by standing order mandate direct to the nominated clients account being due on the first day of each month. The first payment must be made in full by cleared funds being received on or before, the signing of the tenancy agreement.

IMPORTANT NOTICE

These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Areas, measurements and distances given are approximate only.

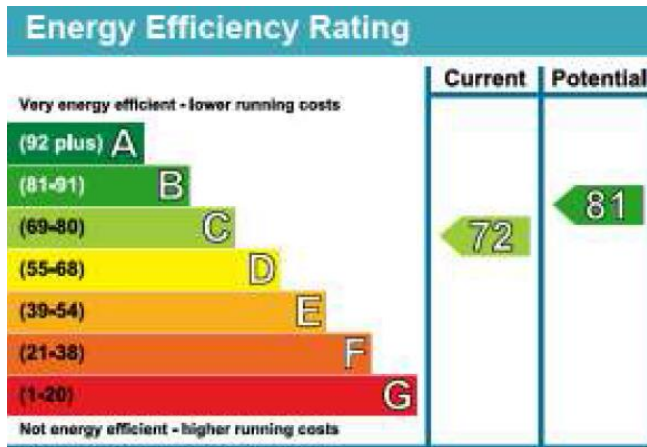
COUNCIL TAX

From our enquiries the property is understood to be within council tax band H, where the annual charge for 2013/14 is £2,429.08

VIEWING

Strictly by appointment with Agents Thomas Price and Partners (01594) 840090.

ENERGY PERFORMANCE CERTIFICATE



Particulars dated November 2014
Photographs taken from file circa 2012

