



OAKLANDS HOUSE  
Llanrothal, Monmouth, NP25 5QJ

DJ&P **Newland Rennie** | RESIDENTIAL



# OAKLANDS HOUSE

## Llanrothal, Monmouth, NP25 5QJ

Oaklands House is an outstanding converted Grade II Listed 17<sup>th</sup> century stone barn completed in 2012 to provide 21<sup>st</sup> Century living combining a wealth of original features including exposed beams and trusses with an exacting specification providing lots of 'wow' factor.

- Six bedrooms, two ensuite
- Mix of contemporary and traditional styles
- Open plan living space
- Completed to a very high specification
- Beautiful Sigma 3 Kitchen
- Detached triple garage
- Private and Secure Patio area
- Large gardens extending to one acre
- 4 acre paddock with water
- Extensive Views over countryside

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### DESCRIPTION

The accommodation includes an open plan living/dining/kitchen with a large central island and extensive range of units opening to a living and dining area with doors to the patio and garden. Beyond the feature framework of original beams is situated the sitting room. The spacious interior also offers a large reception hall and central staircase, cloakroom and utility room. On the first floor is the impressive master bedroom with large ensuite and walk in wardrobe, three further bedrooms and Porcelanosa family bathroom and on the second floor two spacious rooms incorporating the full pitch with an abundance of exposed beams and trusses offering the flexibility for further bedrooms, gym or potentially a cinema room.

### SITUATION

The property is situated at the end of a parish lane some 5 miles from Monmouth town which provides a comprehensive range of amenities including both junior and senior schools which enjoy excellent reputations. It is at the end of an exclusive development of six barns, with dedicated electric security gates and standing in large landscaped gardens, with a detached garage/outbuilding, gravelled parking a small paddock and field extending to approximately 5 acres.

### ACCOMMODATION

#### RECEPTION HALL (17' x 12')

Oak central staircase. Exposed beams, trusses and uprights. Tiled floor. Coat hanging area.

#### CLOAKROOM

Porcelanosa low level WC, pedestal wash hand basin, tiled walls and floor.

#### KITCHEN (33' X 20')

A contemporary Sigma 3 kitchen with an extensive range of units with granite work surface incorporating a 1½ bowl sink and drainer, two ovens with five ring gas hob over and Neff extractor fan over. Eye level microwave oven and plate warming tray. Wine cooler.

A central island has been designed around the original uprights providing a large work surface and breakfast bar. Electric three oven Aga. Tiled floor. At the far end is a family area with French doors opening to the garden. Opening to

#### DINING AREA (18' x 11'11")

Double doors opening to the garden and windows each side.

#### FAMILY AREA (8 x 33')

With tiled floor and partly divided from the

#### SITTING ROOM (11' x 33')

Impressive beam structure partly dividing the two rooms.

#### UTILITY ROOM (7' x 7')

Stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer.

#### LANDING LEADING TO

#### MASTER BEDROOM (12'10" x 12'10")

Window to the rear garden.

#### ENSUITE

With floor to ceiling Porcelanosa tiles, large sunken bath and wet shower area, vanity wash hand basin and low level WC. Two chrome towel rails.

#### DRESSING ROOM (9' x 7')

Radiator

#### BEDROOM (11' x 9'10")

Window to the rear. Radiator.

#### BEDROOM (13' x 10'10")

Window to the rear. Exposed beams. Radiator.

### BEDROOM (13' x 12' max)

Window to the rear. Exposed roof timbers. Radiator.

### ENSUITE BATHROOM

Floor to ceiling tiles, corner shower cubicle and shower, low level WC, pedestal wash hand basin, chrome towel rail.

### FAMILY BATHROOM (12' x 11')

Floor to ceiling Porcelanosa tiles, large shower cubicle, bath, low level WC, two chrome towel rails.

Stairs off landing to the second floor.

### ATTIC ROOMS

LANDING with Velux light and potential for conversion to master suite.

### GYM/BEDROOM (29' 10" x 18' 10")

Potential for conversion to large bedroom or cinema room.

### STUDY/BEDROOM (12' 10" x 18' 10")

With Velux window

### OUTSIDE

Double electric oak gates open to a gravelled drive leading round to a parking area and

### DETACHED GARAGE/OUTBUILDING (27' x 18')

Built of block and stone faced construction with three double wooden doors, power and light. Ideal LPG gas boiler. Potential for conversion to a separate annex - subject to planning consent.

The gardens are mainly laid to lawn with a secure private fenced garden at the rear with a patio area and raised flower beds.

Below the garden is a small paddock leading round to the main field which extends to approximately 4 acres. Underground water and electricity cables for power.



### GENERAL

Services Septic tank drainage (shared between the six properties. Mains water and electricity. Communal area charge £40pcm (at February 2018)

EPC Rating D

### LOCAL AUTHORITY

Monmouthshire County Council

### VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01600 712916.

### ASKING PRICE

£895,000

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.











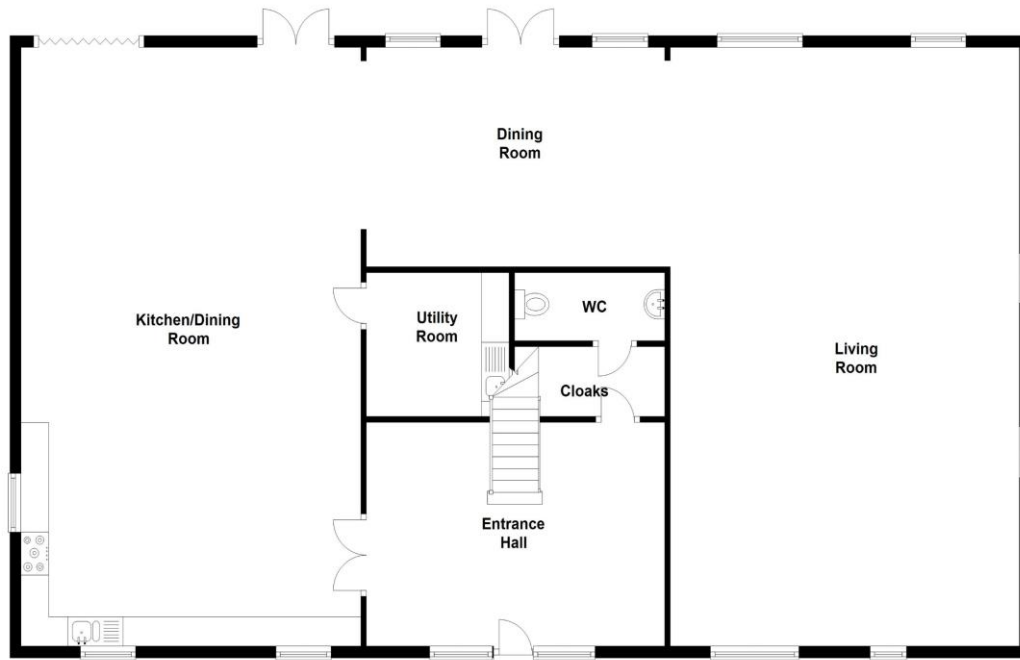




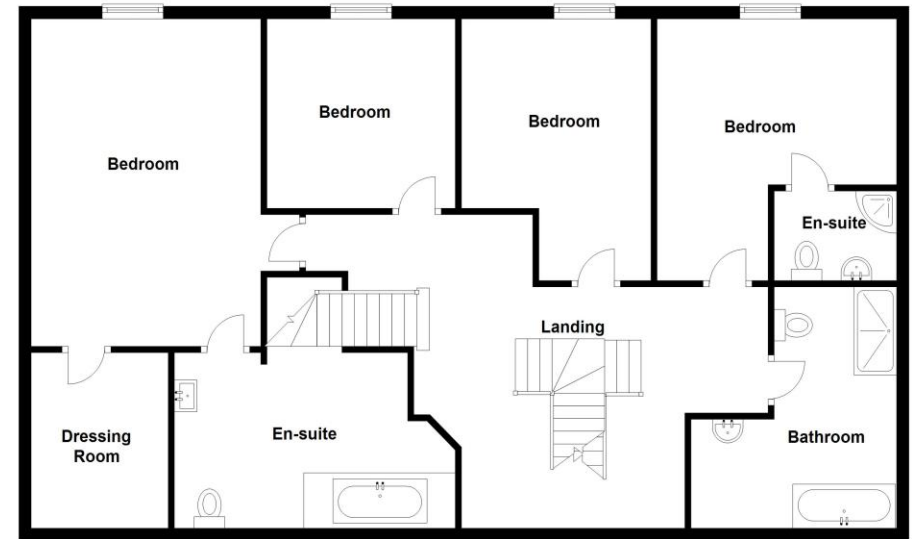




Ground Floor



First Floor



Second Floor

