



The Orchard

Penallt, Monmouth

Monmouthshire, NP25 4SE

A spacious four bedroom detached village bungalow with good sized pretty gardens and detached workshop

- Detached four bedroom bungalow • Beautiful rural views •
- Great accessibility to South West/South Wales •
- Good sized gardens with a number of seating areas •
- Detached workshop with potential for a variety of uses (STPP) •



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Situated in the heart of the sought after village of Penallt, near Monmouth, The Orchard offers spacious accommodation with great accessibility to the South West/South Wales.

The property benefits from good sized gardens to the front & rear, with a number of seating areas, along with a sound proofed detached workshop, offering potential for a variety of uses, subject to planning permission.

Monmouth - 4.5 miles • Abergavenny - 21 miles

Newport - 28 miles • Bristol - 31 miles

Location & Situation

The Orchard enjoys a desirable position in the village of Penallt, which benefits from two public houses 'The Inn at Penallt' & 'The Boat' and a village hall, which hosts a number of activities during the week. See <http://www.penallt.org.uk/> for further details.

There are excellent connections to the main road network with the historic border town of Monmouth being only four and a half miles away. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.



The Orchard Residence

The detached bungalow is set out over a single storey, briefly described below;

Rear Entrance Porch Open stone built storm porch with access to;

Utility Room Matching wall and base units with work surface, Belfast sink and plumbing for washing machine. Window to side elevation, door to;

Kitchen Matching wall and base units, with wooden breakfast bar. Integrated hob & cooker, space for fridge freezer & plumbing for dishwasher. Window to rear elevation, open plan to;



Dining Room Window to side elevation, door to;

Hallway Door to inner hallway and access to;

Study Previously used as a front entrance hallway, however an ideal office with window to side elevation.

Sitting Room A large family room with feature fireplace, with wooden mantle and stone hearth. Window to side elevation and sliding doors opening to;



Conservatory A great room, which acts as a fantastic extension of the main Sitting Room. Mainly glazed, with a small stone wall, door with access to front gardens.

Inner Hallway Entered from main hallway, with large storage cupboard and giving access to;

Master Bedroom Fitted wardrobes to the full length of one wall, seating area and French doors to paved terrace overlooking the front gardens. Door to;



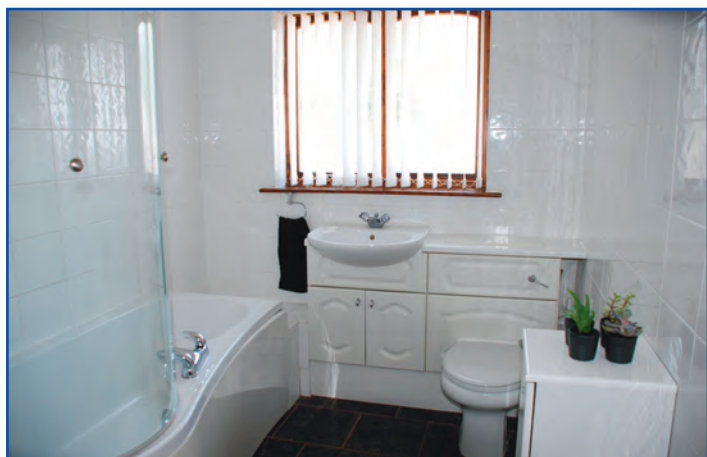
En Suite Fully tiled with shower cubicle, WC and basin.

Bedroom Two Good sized double with built in cupboard, window to the front elevation.

Bedroom Three Good sized double with window to the rear elevation.

Bedroom Four Small double with window to the rear elevation.

Family Bathroom WC and basin with fitted vanity unit. 'P' shaped bath with shower over. Door to airing cupboard.



The Orchard Gardens and Outbuilding

The Orchard is entered via a wooden five bar gate, giving access to the gravelled parking area at the rear of the property. There is space for a number of vehicles and potential to create covered parking if required.

The property benefits from a detached outbuilding, currently used as a workshop and band room, with full soundproofing. The building could lend itself to a number of uses including work from home offices or a studio Annexe (subject to planning permission).



From the parking area there are steps to a raised lawn, with greenhouse and composting area. Adjacent to the gravelled area is a pond, previously used for Koi Carp, with water feature and seating area.

Steps and a graded ramp lead down to the rear patio, a walled area with further pond and side access to both elevations of the property, leading to the front gardens. To one side there is a useful wood store and covered area.



A pathway leads to the front gardens, mostly laid to lawn, with elevated terrace outside of the Master Bedroom and further gravelled seating area. Overall the gardens are private with a lovely outlook to the front, enjoying views over the surrounding landscape.

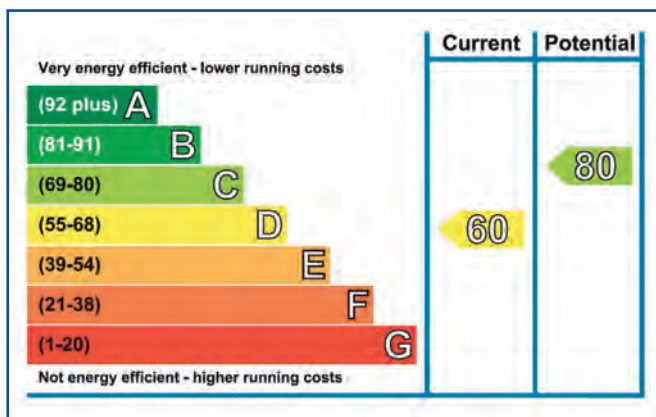


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Energy Performance Certificate Rating



Services

The Orchard is connected to mains electricity and water. Foul drainage is via a septic tank. The property is heated by electric storage heaters.

Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council.

The Orchard is classified as Band G for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

Directions

From Monmouth take the B4293 and proceed towards Mitchel Troy, after about 1 mile the road will fork to the left, signposted towards 'Trelleck'. Continue to wind up the hill until the first left hand turning signposted 'Penallt', take this road and follow it into the village of Penallt. At the junction take the left turning and the property will be found on your right hand side just after the fork signposted to 'The Inn at Penallt'. Postcode: NP25 4SE

Viewings

Viewings are strictly by appointment with the selling agent.

Please contact Powells: 01600 714140.



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