



Llanfair House, Hereford Road, Monmouth, NP25 3HH

Offers in excess of **£680,000** Freehold





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About the Property

On the market after an extensive refurbishment, this lovely home is ideal for extended family accommodation. With stunning views across farmland and to the Wye Valley, the property enjoys a prime position in the sought after Hereford Road area of Monmouth and is within walking distance of well regarded local schools as well as the town centre, whilst only being a few minutes' walk from woodland, countryside and the local pub!

Accommodation briefly includes four double bedrooms, large loft room with the potential for use as a studio or two further bedrooms, plus a large self contained annexe accessed from the first floor landing. Downstairs there are three reception rooms and a stunning family / dining / kitchen with bifold doors leading on to the garden. The house benefits from a generous garden, garage and off road parking for numerous vehicles.

Accommodation

To the front of the property are two reception rooms, part of the original house. Both have open fireplaces with decorative wooden fire surrounds, an retain features such as picture rails and floorboards.

The back of the house has the real wow factor with an open plan family / dining / kitchen being the real heart of the home, with potential for the new owners to personalise this space. There are bi-fold doors leading in to the patio and stunning views across the countryside behind the property. To complete the ground floor is a utility area, study and WC with access to the garage and rear garden.

To the first floor are four large double bedrooms, with the rear bedrooms benefitting from the lovely views out to the rear of the property, the one with a wonderful bay window. The front bedrooms both have picture rails and chimney breasts.

The annexe is accessed from the first floor landing, and provides a large kitchen / dining / sitting room overlooking the garden and countryside views, with a slate floor and a log burner giving a real country feel. The annexe accommodation is completed by a double bedroom and large en suite with walk in shower. The annexe could be accessed by a separate external entrance if required.

The property lends itself not only to a large comfortable and practical family home, but also (subject to planning permission) has potential to generate income from letting the annexe, and numerous opportunities for those wishing to run a business or work from home with the large garage and office space.





Entrance Porch

Quarry tiled floor, archway to entrance hall.

Entrance Hall

Two ceiling lights, smoke detector, parquet flooring, under stairs storage cupboard, radiator, doors to living room, sitting room and living / dining / family room, stairs to the first floor.

Sitting Room

12' 9" plus bay x 10' 8" max (3.89m plus bay x 3.25m max)

Front facing bay window, ceiling light, radiator, open fireplace with decorative wooden mantle, telephone point.

Living Room

13' 6" x 11' 5" into chimney breast recess (4.11m x 3.48m into chimney breast recess)

Front facing window, ceiling light, picture rail, radiator, open fireplace with decorative wooden surround, wide archway to living / dining / kitchen.

Kitchen / Dining / Family Room

.23' 7" max x 26' 7" max (7.19m max x 8.10m max)

Rear facing bay window, bi-folding doors leading onto the garden, ceiling lights, smoke detector, storage cupboard with wall mounted Valliant boiler, part fitted kitchen with a range of floor mounted units, range cooker, door to utility area.



Utility Area

Ceiling light, space and plumbing for washing machine and tumble drier, door to WC and leading outside, open to study.

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Rear facing opaque glazed window, ceiling light, space and plumbing for low level WC and wash hand basin.

Study

10' 10" x 8' 5" min (3.30m x 2.57m min)

Rear facing window, ceiling light.

First Floor Landing

Two ceiling lights, light tunnel, doors to bedrooms, bathroom, inner landing and annexe.

Bedroom One

14' 8" x 13' 2" (4.47m x 4.01m)

Rear facing window with views across rolling countryside, side facing opaque glazed window, ceiling light, radiator.

Bedroom Two

11' 7" x 13' (3.53m x 3.96m)

Rear facing bay window with lovely views, ceiling light, radiator.



Bedroom Three

13' x 11' 4" into chimney breast recess (3.96m x 3.45m into chimney breast recess)

Front facing bay window, ceiling light, picture rail, radiator, painted wooden floorboards.

Bedroom Four

13' 5" x 15' 5" into chimney breast recess (4.09m x 4.70m into chimney breast recess)

Two front facing windows, ceiling light, picture rail, radiator, painted wooden floorboards.

Bathroom

Spot lights, extractor fan, heated towel rail, radiator, shaver socket, low level WC, pedestal wash hand basin, D shaped bath with mixer taps and shower over and fold back glass shower screen, part tiled walls, tiled floor.

Inner Landing

Two ceiling lights, smoke detector, under stairs storage cupboard with latch door, stairs to loft room.

Loft Room

25' 6" max x 18' 7" max (7.77m max x 5.66m max)

Two rear facing Velux windows, ceiling light, radiator.



Annexe

Steps lead up into the living / dining / kitchen.

Living / Dining / Kitchen

21' 2" max x 18' 10" max (6.45m max x 5.74m max)

Rear facing window and Juliet balcony both with lovely views across open countryside, ceiling lights, radiator, slate fireplace with log burning stove. Fitted kitchen to include a range of eye level and floor mounted units with slate work surfaces over and matching splashbacks, stainless steel sink drainer unit with mixer tap, eye level double oven, space for American style fridge freezer and dishwasher, slate flooring, door to bedroom.

Bedroom

11' 9" x 11' 1" (3.58m x 3.38m)

Front facing window, ceiling light, radiator, door to en suite.

En Suite

11' 8" x 7' 4" (3.56m x 2.24m)

Front facing opaque glazed window, spot lights, extractor fan, radiator, walk in shower cubicle with waterfall shower head, low level WC, wash hand basin, part tiled walls, slate tiled floor.



Outside

The front of the property is screened by hedging providing privacy from the main road. There is an extensive gravelled parking area, edged with a couple of shrubbery borders, which continues down the side of the property.

Adjacent to the rear of the property is a large patio area, taking in all the views across the rolling countryside beyond the mesh and post fence. The rest of the flat garden is laid to lawn with a mature apple tree.

Garage

22' 6" x 19' (6.86m x 5.79m)

With front opening door, part plastered walls, two ceiling lights, door into house.

Services

All mains services are connected to the property. There is a grey water collection tank to collect rainwater that can be connected up to the toilet system.









71 Monnow Street, Monmouth, Gwent, NP25 3EW

EPC Rating: F

Property Ref: MMT300267 - 0008



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