



HIGH VIEW

PENALLT | MONMOUTH | MONMOUTHSHIRE



HIGH VIEW

PENALLT | MONMOUTH | MONMOUTHSHIRE | NP25 4SE

HIGH VIEW IS A SUPERB OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED, EXCEPTIONALLY LIGHT AND AIRY DETACHED THREE BEDROOM BUNGALOW IN THE SOUGHT AFTER VILLAGE OF PENALLT. SURROUNDED BY GARDENS AMOUNTING TO APPROXIMATELY A QUARTER OF AN ACRE AND WITHIN WALKING DISTANCE OF THE LOCAL PUBLIC HOUSE.

- Three bedrooms and a family bathroom •
- Glorious, bright and airy kitchen and dining room •
 - Conservatory overlooking the garden •
- Beautiful gardens of approximately a quarter of an acre •
 - Within walking distance to the local public house •
 - Located in an Area of Outstanding Natural Beauty •
 - Sought after village location •
 - In and out gated driveway •

DISTANCES FROM HIGH VIEW

Monmouth 4.7 miles • Chepstow 14.7 miles • Abergavenny 18.2 miles
Newport 25.8 miles • Bristol 30.7 miles • Cardiff 36.7 miles •
London 137.7 miles • Bristol Airport 42.8 miles • Cardiff Airport 51.8 miles
Birmingham Airport 82.9 miles •
Abergavenny Train Station 17.2 miles • Chepstow Train Station 14.7 miles
Bristol Parkway Train Station 26.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

High View enjoys a desirable position in the heart of the village of Penallt. The property is within walking distance of The Bush Inn and The Boat public house is just 1 mile away enjoying an elevated position over the River Wye. The Pig and Apple located at Kate Humble's 117 acre farm in Penallt has been described by Wales Online as 'The burger bar on a remote farm that's become one of the most in demand venues in Wales'. The Whitebrook Michelin star restaurant is just 2.1 miles away in Whitebrook. Penallt also has a thriving village hall and a tennis club.

Monmouth is located approximately 4.7 miles from High View and boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, a variety of primary schools and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye running through Monmouth offers a variety of water sports such as paddleboarding, rowing, kayaking and wild swimming.

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 the Brecon Beacons National Park located to the north of Abergavenny.

THE PROPERTY

High View located in the heart of Penallt village was believed to be built in the 1960's. It has been a well-loved home for the current owner who has maintained it wonderfully for the last 15 years.

Step inside and into the main entrance porch that has plenty of space to store coats and shoes. Sliding doors open to reveal the inner hallway where doors lead to all of the reception rooms, bedrooms and the bathroom.

The spacious open-plan kitchen and dining room does not disappoint. It is a light and airy room with a range of shaker style cupboards with Granite worksurfaces. The Granite worktop forms a breakfast bar at the end of the kitchen. Dual Belfast sinks can be found underneath the large window overlooking the garden. Integral appliances include a fridge freezer, dishwasher, oven, microwave and 4 ring induction hob. There is space for a family sized table and a dresser.

At the end of the kitchen, doors open into a conservatory of UPVC construction with many windows allowing light to flood in. French doors



open out to the garden.

The utility room can be found just off the kitchen and offers space for a washing machine and a tumble dryer and houses the oil fired boiler.

The property boasts an exceptionally bright and airy sitting room with a multi fuel stove inset into an attractive fireplace with a tiled hearth. A large window frames a view of the front garden and French doors provide access out to the rear garden.

There are three double bedrooms, two with fitted wardrobes and each having a delightful view across either the front or rear garden. The principal bedroom has fitted wardrobes, space for a bed and a sofa and also houses the airing cupboard.

Completing the property is a bathroom with a white suite to include a WC, wash hand basin and a separate shower cubicle.

OUTSIDE

High View sits in the centre of its plot surrounded by gardens and grounds amounting to approximately a quarter of an acre. There is scope to extend the property further subject to the buyer making their own enquiries and obtaining any necessary planning consents.

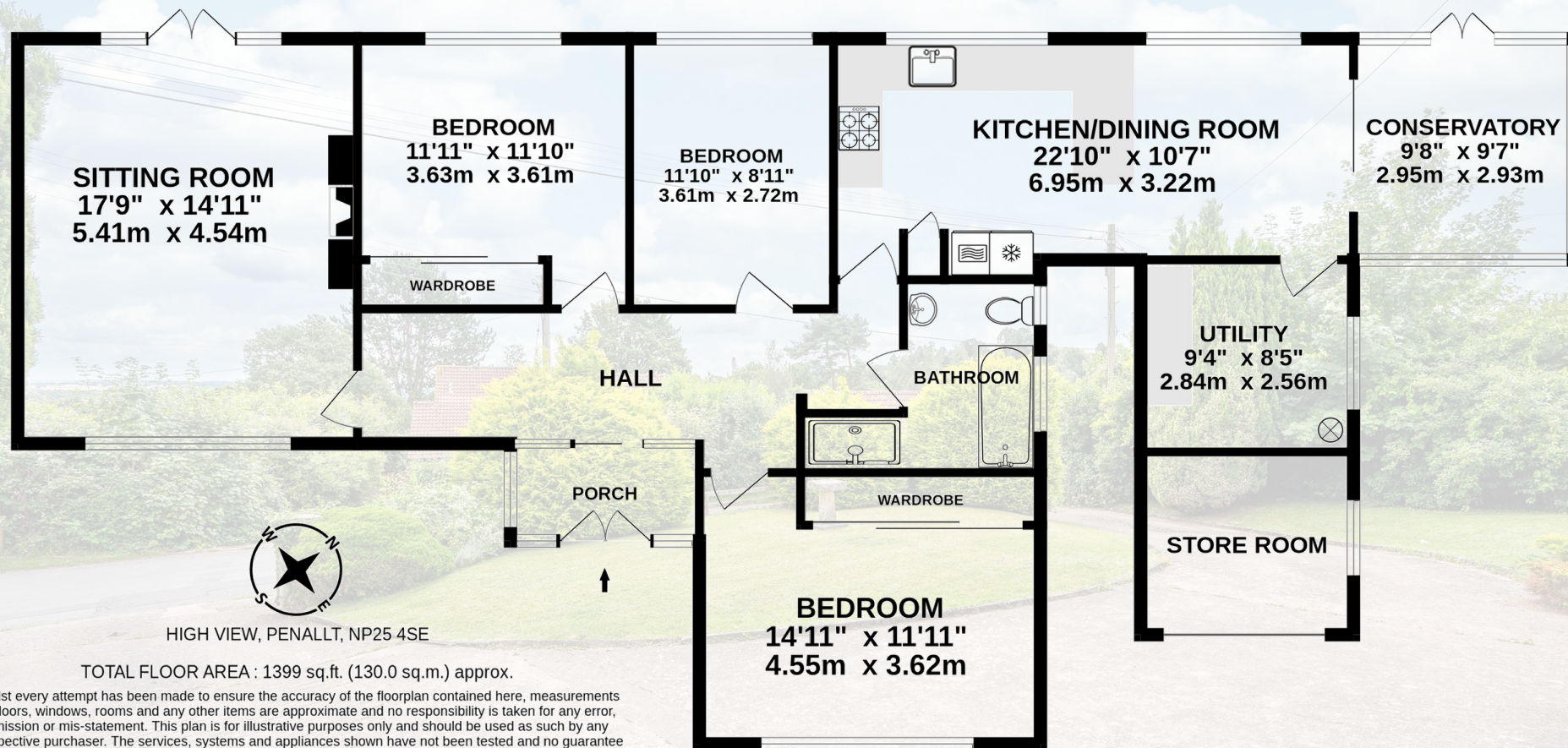
To the front aspect is an 'in and out' driveway making it very easy to pull in and out of the drive. The front garden is very pretty with a selection of shrubs, flowers and mature trees.

Part of the garage has been converted to form what is now the internal utility room. The other half can be accessed externally via a roller door. It is used for storage purposes.

A gate opens into the rear garden and onto a patio ideal for al-fresco dining during the summer months. Steps lead up to a level lawn, potting shed and a vegetable produce area for those looking to grown their own produce. The garden has an abundance of colourful and sweet smelling flowers to include Roses and Honeysuckle. Established boundaries make the garden feel extremely private.



FLOORPLAN



HIGH VIEW, PENALLT, NP25 4SE

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.

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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

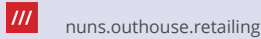
Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and stay on it until you reach the crossroads. Turn left and continue until you see the property on the left hand side.

Postcode: NP25 4SE



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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