



GREENLAWNS

MITCHEL TROY | MONMOUTH | MONMOUTHSHIRE



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GREENLAWNS PRESENTS A UNIQUE OPPORTUNITY TO THE MARKET BOASTING THE POTENTIAL TO ACQUIRE A SUPERB RURAL PACKAGE WHICH CONSISTS OF A SUBSTANTIAL FIVE BEDROOM DETACHED HOME, WELL REGARDED KENNEL BUSINESS AND DETACHED ONE BEDROOM ANNEXE. THE PROPERTY IS SET WITHIN CIRCA 2.6 ACRES AND IS SITUATED IN A SEMI-RURAL BUT ACCESSIBLE LOCATION AND POSITIONED PRIMELY FOR EASY ACCESSIBILITY.

- Superb rural package •
- Well regarded Kennel business providing a significant turnover with scope for further development (STPP) •
- Substantial five bedroom detached home •
- One bedroom detached annexe •
- Set within circa 2.6 acres with two separate paddocks •
- Spectacular countryside views •
- Within close reach of nearby Monmouth and boasting fantastic links to the larger centres of Bristol/Cardiff/London •

DISTANCES FROM GREENLAWNS

Monmouth 3.5 miles • Raglan 3.8 miles • Usk 11.6 miles
Abergavenny 13.3 miles • Chepstow 16.1 miles • Newport 23.1 miles
Cardiff 34.5 miles • Bristol 43.8 miles • London 151 miles

Abergavenny Train Station 12.3 miles
Chepstow Train Station 16.8 miles • Newport Train Station 22.8 miles

Bristol Airport 48.5 miles • Cardiff Airport 49.6 miles
Birmingham Airport 80.6 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

Greenlawns enjoys an excellent position boasting fantastic links via the A40 to the larger centres of Cardiff/Bristol/London via the M4. Mitchel Troy is a village located just over 3 miles south west of Monmouth. It has a thriving Village Hall offering a variety of regular activities.

Monmouth, just a short drive from the property, boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

The market town of Abergavenny is just 13.3 miles from the property and is known as the Gateway to Wales. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorengre. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well-respected primary schools and a local all-through school, King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

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. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Greenlawns is a superb, extended family home which now offers five well proportioned double bedrooms and a range of spacious and flexible accommodation throughout.

Step inside the entrance hallway, located at the front of the property, a useful space for hanging coats and storing boots and shoes. The inner hallway gives access to a spacious sitting room which is located to the rear of the property, a superb space for relaxing and unwinding whilst enjoying far reaching views of rolling countryside. The sitting room also incorporates a sun room which offers an additional light and airy space for further seating. The kitchen/breakfast room is accessed via the sitting room and can also be accessed directly via a secondary external access. The kitchen is well equipped for all culinary needs and boasts a range of base and wall fitted shaker style units as well as a Belling range style cooker. Within the kitchen there is a separate snug area which could be utilised as a dining area. To the rear of the kitchen there is a useful utility space which offers further space for storage as well as downstairs W/C.

Downstairs there are four further reception rooms which are currently utilised as a formal dining room, gymnasium, lounge and home study. The secondary sitting room leads out onto a terrace area which overlooks the vicinity of the formal gardens and makes a fantastic space for al-fresco dining.

Upstairs there are five well proportioned double bedrooms which enjoy further elevated countryside views. Bedrooms one and two are both served via en-suites and bedroom three, four and five are served via a family bathroom.

THE ANNEXE

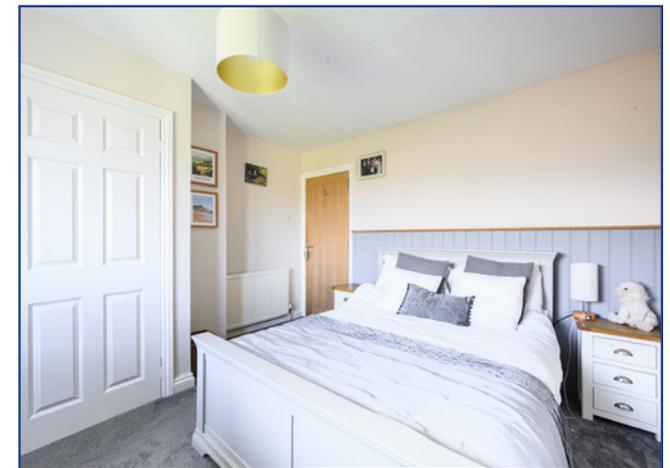
In addition to the main residence is a detached one bedroom annexe by which planning permission was granted for use as a holiday let. The annexe consists of a spacious open plan kitchen/sitting/dining room and double bedroom with an en-suite. The annexe is well equipped to accommodate multi-generational living or house working staff at the kennels (STPP).

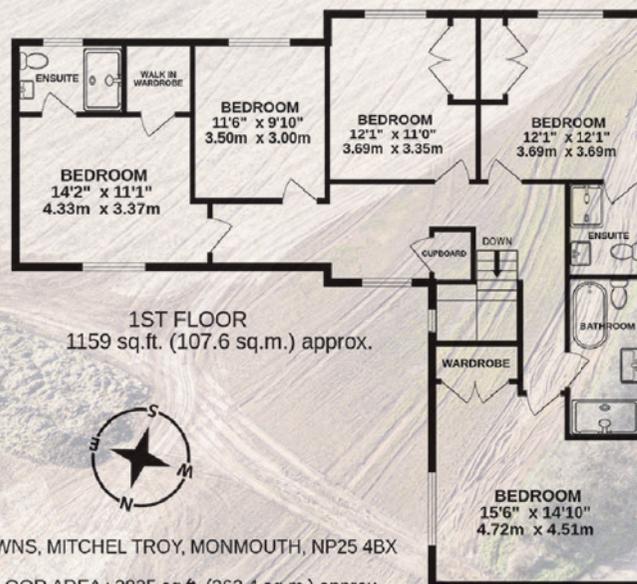
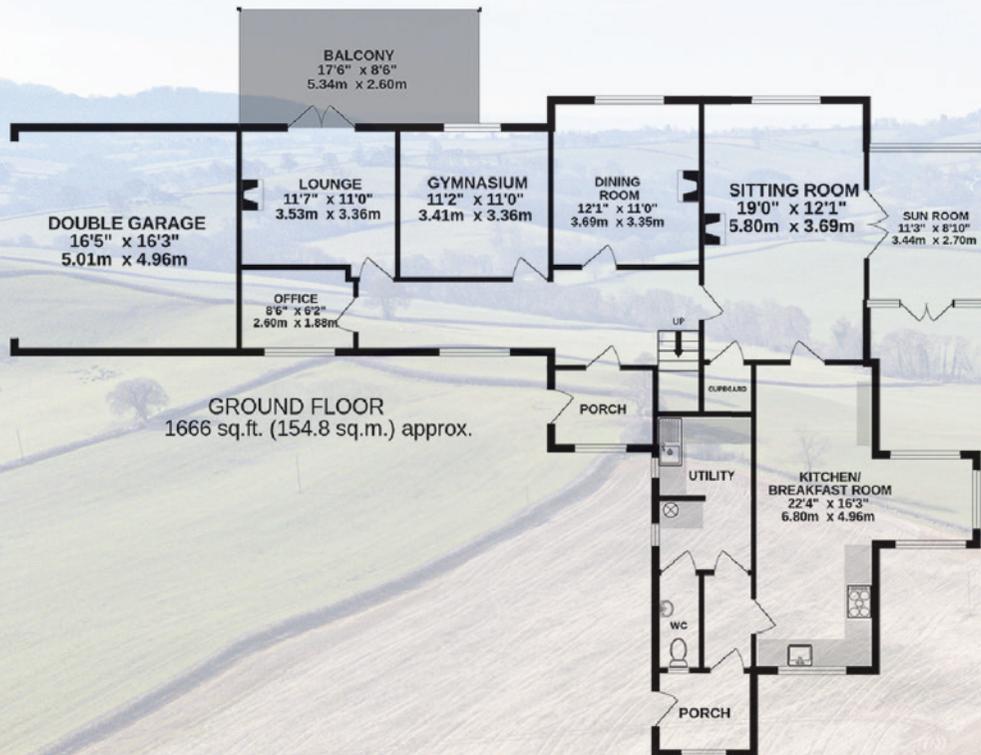
THE KENNELS

Greenlawns is a well regarded kennel business within Monmouthshire and currently provides a significant turnover. The kennels feature a range of indoor boarding kennels with outside runs. There is a well appointed office/reception to the front of the kennels where visiting customers are greeted. The office is well-equipped and has a useful fitted kitchen and utility space to the rear. Greenlawns offers a superb opportunity for a prospective purchaser to acquire a well regarded business which offers further scope for growth and additional development (STPP).

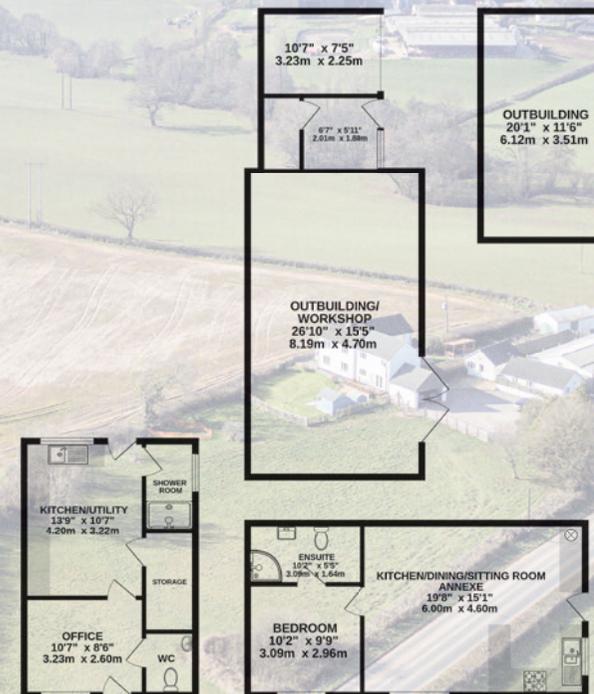
OUTSIDE

In all Greenlawns measures circa 2.6 acres with two separate ring fenced paddocks, there is extensive off road parking for multiple vehicles with a double car port. Within the paddock to the rear of the property there is a useful 26'10" x 15'5" workshop with an attached open fronted wooden framed shed.





GREENLAWNS, MITCHEL TROY, MONMOUTH, NP25 4BX
TOTAL FLOOR AREA : 2825 sq.ft. (262.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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KEY INFORMATION

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

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: G.

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents.

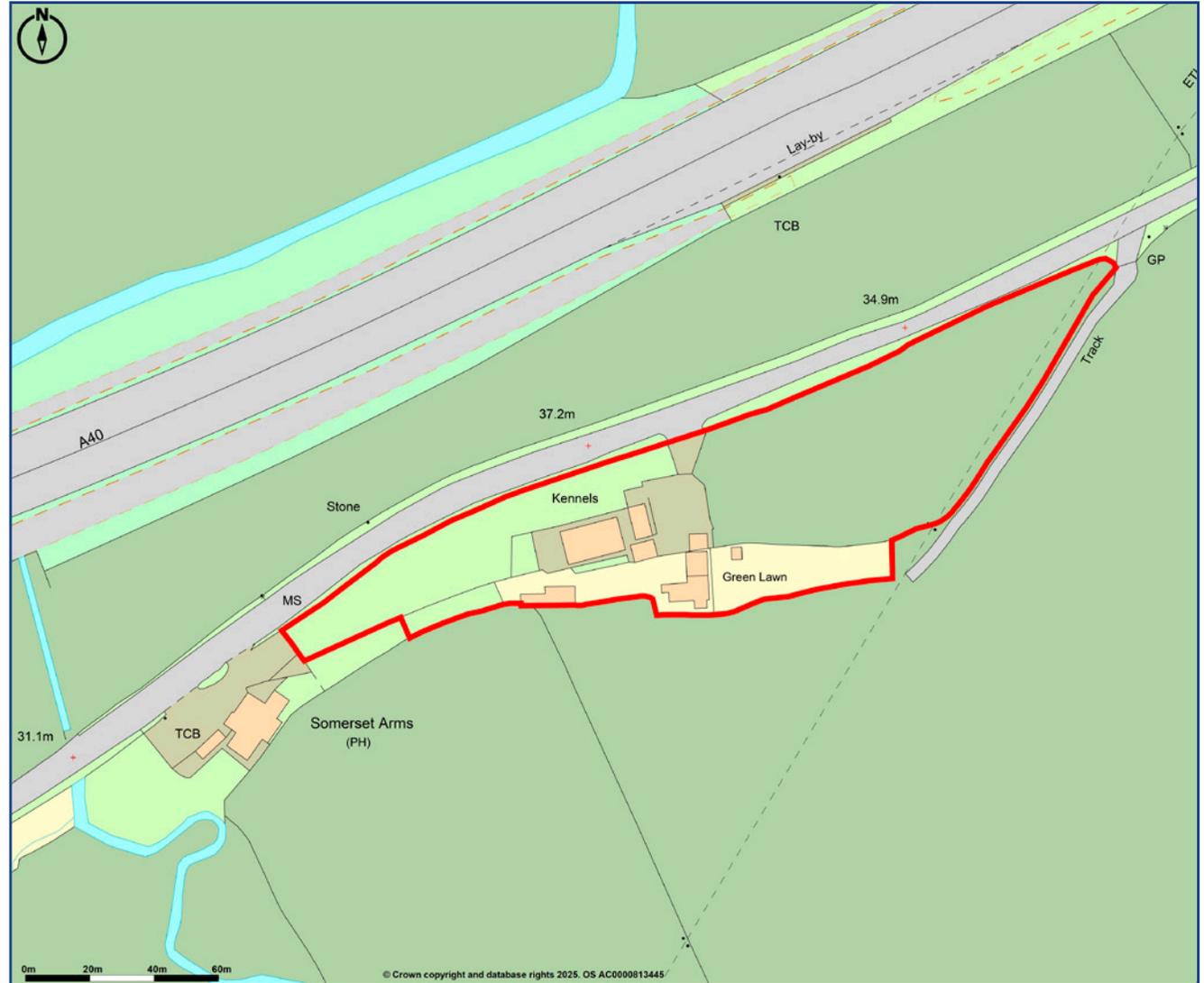
Directions: From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Pass through Mitchel Troy Village. Instead of heading straight onto the A40, take the exit signposted Dingestow. Continue on this road and shortly after the property can be found on the left hand side. The property is clearly signposted Green Lawns Kennels.

Postcode: NP25 4BX

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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