

# Hen Efail Y Bont



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Hen Efail Y Bont

This unique and characterful 4-bedroom detached property enjoys an outstanding rural and peaceful location, tucked away in the desirable hamlet of Bont. Located in approximately 0.43 acres of matured gardens and offering versatile accommodation over two floors with a wealth original features throughout. Private parking for multiple vehicles.

Traditionally constructed under pitched and flat tiled roofs with inset bespoke built wooden and uPVC Windows. Internal features include exposed beams, stone-built fireplaces, ledged and braced doors original Forge water pump. A combination of wooden boarded, slate and quarry tiled flooring. Bespoke fitted kitchen, utility room cabinets and shaped windows and sills. Heating is via an air source heat pump as well as a large electric/oil fuel 'Aga'.

## ENTRANCE PORCH:

Approached via a braced and battened chapel-style door leading into a small recessed area. Tiled flooring. Two leaded glazed windows to two elevations. Door into:

## KITCHEN/DINING ROOM: 7.65m x 4.11m (25'1" x 13'6")

Wooden Georgian-styled double-glazed window to back. Well-appointed with a bespoke range of kitchen units beneath Butcher's block work surfaces with inset Belfast sink, large dual fuel Aga recessed in stone-built fireplace being the former Forge area with wooden mantel and stone chimney breast. Step leading down to dining area. Pantry accessed via part glazed period wooden door. Decorative metal spiral staircase to Mezzanine living room.

## MEZZANINE LIVING ROOM: 4.79m x 4.10m (15'9" x 13'5")

Two double glazed Georgian-style windows enjoying spectacular elevated views over the countryside, towards the Sugarloaf and Skirrid mountains.





**INNER HALL:**

Door leading out to the back courtyard. An L-shaped inner hall with opening to:

**UTILITY ROOM: 1.98m x 1.41m (6'6" x 4'8")**

Window to side. Joiner built base units with plumbing for washing machine beneath  
Butcher's block work surface with inset Butler's sink.

**CLOAK ROOM:**

Low level WC with floating wash hand basin. Tiling to half height.

**SITTING ROOM: 3.74m x 3.53m (12'3" x 11'7")**

Window with Georgian bars overlooking the front courtyard and large cottage garden. Stone built fireplace housing solid fuel stove. Turning staircase to first floor landing.



**DINING ROOM: 3.79m x 3.33m (12'5" x 10'11")**

A characterful room with exposed stone walls and stable door leading to the back courtyard. Georgian French doors leading to the front patio. Bespoke built Church-style window to back.



**LIVING ROOM: 4.57m x 3.60m (14'12" x 11'10")**

Principal ground floor reception room with double glazed Georgian window to front. Stone built fireplace housing solid fuel stove.



**GARDEN ROOM: 3.09m x 2.52m (10'2" x 8'3")**

Double glazed wooden windows to all elevations with French doors leading out to the garden. Wooden apexed ceiling. Double opening doors to inner front hall leading to reception rooms.



Approached by a full turning staircase with half landing on to a central landing area.

**PRINCIPAL BEDROOM: 3.22m x 3.59m (10'7" x 11'9")**

Beautiful bespoke shaped window to back with stone mantle plus additional Velux-style roof light. Door into:



**ENSUITE:**

Window to side. Suite comprising high level cistern 'Heritage' style WC, fully tiled shower cubicle housing chrome finish shower, pedestal wash basin.



**BEDROOM 2: 3.66m x 2.81m (12'0" x 9'3")**

A good size double bedroom with Tilt & Turn Georgian double-glazed window overlooking the beautiful back garden.



**BEDROOM 3: 2.50m x 2.50m (8'2" x 8'2")**

A comfortable single bedroom with double glazed window to back.



**BEDROOM 4/STUDY: 2.58m x 2.79m (8'6" x 9'2")**

Double glazed window with aspect to back.

**FAMILY BATHROOM:**

Window to side. Suite comprising double-ended bath with monochrome mixer tap and shower attachment, vanity unit housing washbasin, low level WC. A combination of tiles and paneling to walls.

**OUTSIDE:**

Back garden - Block paved patio area with decorative metal gate leading to the lane. Gate out to large and long lawn. Various beds well stocked with an array of shrubs, trees and flowering plants as well as home grown produce. A shale pathway leads to the side of the garden and various arches and arbors lead into further individual areas. The second section of the garden is well stocked with an array of mature and fruiting trees. A wooden summer house with small verandah enclosed on all sides by a mix of mature hedgerows and fencing. To the front of the property, there is a gravelled driveway allowing parking for at least two vehicles and this in turn leads to various small courtyards and raised bed areas. A particular feature of the front garden is the original Forge's water pump which is still functioning.



**SECOND GARDEN:**

Across the lane, there is a lawned area which allows additional parking and a good size garden with raised beds, log store and shed.

### **DIRECTIONS:**

From Monmouth take the Rockfield Road (B4233), continue passing straight across two roundabouts, bare right on this road and continue straight for around 7 miles, just before the road bares around to the right turn left (opposite a telegraph pole, adjacent to footpath signs). Continue straight along this road for just under two miles. At the T junction turn left onto the B4521. After 3 Miles turn right signposted 'Grosmont' continue for 1.9 Miles before turning left immediately before 'Totherside' Farm. Upon reaching a T-Junction turn left again. Continue along this road and the property will be found on the left-hand side.

### **SERVICES:**

Mains Water and electricity. Private Drainage. Heating. Air Source Heat pump, electric and oil fuel AGA. EPC rating E. Council tax band H.



### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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## **Offers in the region of £710,000**



Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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Total area: approx. 187.0 sq. metres (2013.3 sq. feet)



**Ground Floor**

Approx. 110.1 sq. metres (1184.9 sq. feet)



**First Floor**

Approx. 77.0 sq. metres (828.4 sq. feet)

