

Old Mill House

Rockfield, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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Roscoe Rogers & Knight are delighted to present this extraordinary 11-bedroom, 10-bathroom country residence. Built in the late 17th century once used as a rehearsal space for the nearby iconic Rockfield studios, it holds an exceptional history in the world of music having hosted a variety of renowned rock acts. It is currently a recording studio in its own right, Monnow Valley Studio and is a highly successful group holiday venue. This one-of-a-kind property offers a wealth of charming original features with tasteful blend of quality modern fixtures and finishes throughout. Occupying an enviable position in 2.5 acres of mature grounds, with detached newly completed three-bedroom eco lodge with stone-built workshop. There is a coveted one-mile Monnow River fly fishing rights.

Traditionally constructed with a painted rendered exterior and inset double glazed Upvc Windows and doors set under a pitched tiled roof. Stylishly presented and offering versatile accommodation over three floors with internal features including original exposed beams, trusses and stonework, contemporary designed sectional radiators, low voltage downlighters, part glazed, wooden panelled and ledged and braced doors, feature open grate cast iron fireplaces and a combination of hardwood boarded and quality Mandarin Stone flooring. An oil fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is via the front garden under a feature portico entrance and through wooden part glazed French doors into:

RECEPTION HALL: 5.37m x 3.94m (17'7" x 12'11")

Two windows to front elevation. Exposed brick work to one wall. Opening into:



SITTING ROOM: 6.73m x 6.01m (22'1" x 19'9") average

Principal reception room with dual aspect windows to front and side elevations with beautiful views of the surrounding woodland. Ornate stone pillars and contemporary style wood burner with oak lintel over. Exposed stone work. Turning staircase with wooden handrail to first floor landing. Door into:



INNER HALLWAY:

Integrated storage cupboard with hanging rail and power. Consumer unit at high level. Doors into the following:

BEDROOM ELEVEN: 4.44m x 3.45m (14'7" x 11'4")

Window to the side elevation with views of rear patio. Exposed stone work along one wall. Door into:



EN-SUITE BATHROOM:

Frosted window to back elevation. Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin, panelled bath with central mixer tap and shower head on adjustable chrome rail. Extraction fan at high level.



BEDROOM TEN: 4.37m x 3.05m (14'4" x 10'0")

French doors to side elevation accessing garden. Door into:



EN-SUITE:

Window to back elevation. Contemporary white suite comprising a low-level W.C, vanity unit with inset ceramic wash basin, fully tiled shower enclosure housing Bristan shower with head on adjustable chrome rail. Extraction fan at high level.

From reception room two openings into:

SNUG: 4.57m x 4.55m (14'12" x 14'11")

Part glazed door and window to back elevation. Exposed stone work along one wall. Door into:



KITCHEN: 6.65m x 8.80m (21'10" x 28'10")

An impressively proportioned room with windows to front and back elevations, secondary door into reception room three and doors out to back sun terrace and front parking area. A "Nobilis" contemporary designed kitchen with laminate work surfaces along one wall with feature orange glass splashback surround and matching top central island unit. Inset four ring electric "Bora" hob with low level extractor fan, one and a half bowl sink with "Quooker" instant hot water tap. Matt grey cupboards and drawers set under with integrated dishwasher, glass washer and wine cooler. Complementary tall units housing two Neff oven/grills. Handy integrated storage cupboard with full height shelving, power and light. Exposed brick work to one wall. Turning staircase with wooden hand rail up to first floor landing. Pair of doors into:



STUDIO ROOM: 12.60m x 6.05m (41'4" x 19'10")

An incredibly sized sound proofed room with an approximately 13ft high vaulted ceilings complete with top of the range studio light fixtures and surround sound system. Door to side accessing back cinema room and full height bespoke hand-crafted double doors leading to:



DINING ROOM: 6.76m x 4.72m (22'2" x 15'6")

A beautifully designed large, glazed bay with matching atrium roof and four ornate stone pillars.



CINEMA ROOM: 6.75m x 6.12m (22'2" x 20'1")

Vaulted ceiling with original exposed beams and trusses. Windows to side elevations with garden views. Internal window to front into studio room. Double doors leading to patio area.

From kitchen upstairs to:

FIRST FLOOR LANDING:

Door into linen cupboard with full height shelving, power and light. Two turning staircases with wooden balustrading up to second floor: Doors into the following:

FAMILY SHOWER ROOM 1:

Window to back elevation. low level W.C, pedestal wash basin, shower enclosure housing Mira sport shower with head on adjustable chrome rail. Storage cupboard housing water cylinder and slatted shelving. Exposed brick work to one wall.

FAMILY SHOWER ROOM 2:

Window to back. Contemporary suite comprising a low level W.C, floating vanity unit with inset ceramic wash basin and fully tiled shower enclosure with mixer valve, rain shower head and separate hand held attachment.

From first floor landing upstairs to:

SECOND FLOOR LANDING:

"T-shaped" landing with Velux skylight and frosted window to back. Doors into the following:

SHOWER ROOM:

Window to back elevation. Low level W.C, pedestal wash basin, fully tiled shower enclosure with mixer valve and head on adjustable chrome rail.

BEDROOM EIGHT: 3.95m x 2.12m (12'12" x 6'11")

Window to back elevation with vaulted ceiling.

**BEDROOM NINE: 5.09m (max) x 3.72m (16'8" x 12'2")**

Window to front with vaulted ceiling. Integrated wardrobe with ample storage and hanging rail. From the first floor landing up second turning staircase to:

ATTIC ROOMS: 8.88m (average) x 2.85m (average) (29'2" x 9'4")

Restricted head height with Windows to back and side elevations. Fitted shelving unit along one wall. Wall mounted wash basin with mixer taps.

BEDROOM SEVEN: 5.50m x 4.74m (18'1" x 15'7")

Two windows to front with views of the surrounding woodland. Feature open grate cast iron fireplace with wooden surround and mantle set on a tiled hearth. Rails at dado height. Door into:

**EN-SUITE SHOWER ROOM:**

Contemporary suite comprising a low-level W.C, vanity unit with ceramic wash basin and fully tiled shower enclosure with rain shower head.

BEDROOM SIX: 3.90m x 2.92m (12'10" x 9'7")

Widow to front elevation with garden views. Integrated wardrobe with hanging rail and storage.

BEDROOM FIVE: 3.49m x 2.70m (11'5" x 8'10")

Window to front elevation with garden views.

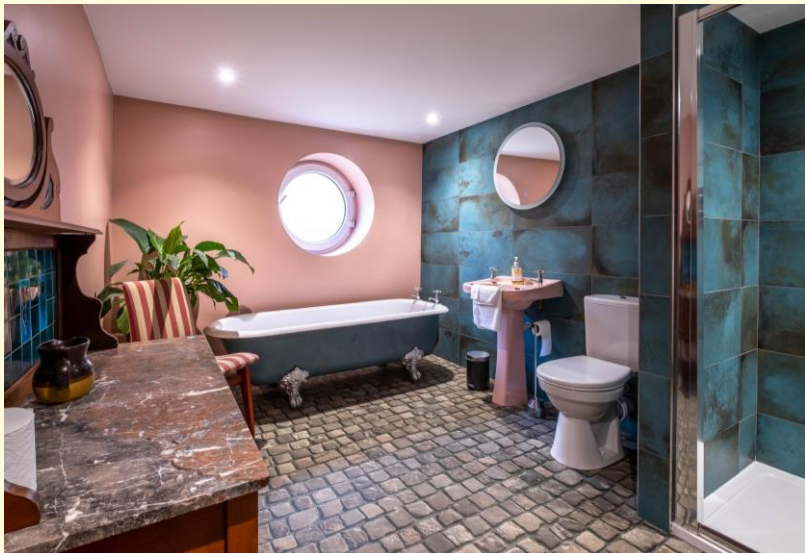


BEDROOM FOUR: 3.88m x 3.73m (12'9" x 12'3")

Dual aspect windows to front and side elevations. Feature open grate cast iron fireplace with wooden surround and mantle. Integrated wardrobe with hanging rail and storage at high level.

FAMILY BATHROOM:

Feature port hole window to side elevation. Contemporary suite comprising a low level W.C, pedestal wash basin with mixers taps, free standing roll top bath with feet and fully tiled double shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.



BEDROOM THREE: 4.60m x 4.43m (15'1" x 14'6")

Window to back elevation. Opening into dressing area. Door with glazed side panel into:

EN-SUITE:

Contemporary suite comprising a low-level W.C, pedestal wash basin and fully tiled double shower enclosure with mixer valve and rain shower head. chrome ladder style radiator.

INNER LOBBY: 4.60m x 4.43m (15'1" x 14'6")

Turning staircase down to principal reception room and Staircase up to ATTIC ROOMS 3 & 4 with vaulted ceilings, Velux skylight and window to side elevation. Stairs to;

BEDROOM TWO: 4.39m x 3.05m (14'5" x 10'0")

Window to side. Cupboard housing water cylinder. Exposed brickwork to one wall. Door into:

EN-SUITE SHOWER ROOM:

Window to back. Contemporary suite comprising a low level W.C, pedestal wash basin with tiled splashback, fully tiled corner shower enclosure with mixer valve and head on adjustable chrome rail.

BEDROOM ONE: 3.51m x 3.34m (11'6" x 10'11")

Window to side. Exposed brick work along one wall. Door into:

EN-SUITE:

Window to back elevation. Contemporary suite comprising a low level, vanity unit with inset ceramic wash basin and fully tiled shower enclosure with mixer valve rain shower head and separate handheld attachment on adjustable chrome rail.

OUTSIDE:

The property is accessed via a quiet private country lane leading to a gravelled driveway, wrapping around three sides of the property with ample parking for numerous vehicles. The grounds surrounding the main residence are chiefly laid to lawn and beautifully landscaped with interspaced matured trees and plants, enclosed by hedged and fenced boundaries. A meandering river runs along the left side of the boundary and benefits from coveted one-mile single bank fishing rights. Adjacent to the kitchen is an expansive sun terrace with hot tub and seating area, ideal for alfresco dining and taking full advantage of the property's rural location. Set on the side:

DETACHED WORKSHOP:

Stone construction with inset Upvc windows and doors set under pitched tiled roofs. Accommodation comprising three large rooms currently used to produce hand crafted quilts, a further two handy storage rooms and cloak room/kitchenette with space and plumbing for washing machine/tumble dryer. Laminate wooden effect flooring, ledged and braced doors and "Jotul" Wood burning stove set on a cut stone hearth. Further outbuilding with up and over garage door.



Surrounded by beautiful far reaching Monmouthshire countryside with well-maintained enclosed parcels of land and separate water sources ideal for livestock. A paved pathway leads to allow maintenance garden and elevated patio accessing:

THE LODGE:

A unique and stylishly presented wooden constructed stilted 3-bedroom eco home built by Habitat mobile homes. Inset triple glazed aluminium windows and doors set under a slight pitched rubber roof. Internal features include wooden panelled pockets doors, Porcelain tiled and engineered oak flooring with under floor heating, low voltage downlighters and quality contemporary fixtures and fittings throughout. An air source heat pump supplies domestic hot water and heating throughout.



The entrance to the lodge is through a part door into:

UTILITY/BOOT ROOM:

Window to back. Contemporary fitted base and wall units along one wall with inset sink and space and plumbing for washing machine/tumble dryer. Vaillant water tank and underfloor heating ports. Door into:

INNER HALLWAY:

Doors into:

OPEN PLAN KITCHEN/DINING/LIVING ROOM:

An impressively sized and exceptionally bright principal reception room with full height windows to front and side elevations and Tri-fold doors capitalising on the surrounding countryside views. A creatively designed "Liecht" kitchen with ceramic work surfaces along two walls with matching central island unit. Inset one a half bowl sink with "Quooker" tap and four ring gas hob with low level extraction fan. Cupboards and drawers set under with integrated Fisher and Pakel dishwasher, wine chiller. Complimentary tall units housing double oven/grill, fridge/freezer and microwave.





BEDROOM THREE:

Sliding door to front elevation with garden views. Integrated wardrobe with ample storage and chrome hanging rail. Wooden panelled headboard to one wall.

BEDROOM TWO:

Sliding door to front elevation with far reaching garden views. Integrated wardrobe with ample storage and hanging rail.

SHOWER ROOM:

Frosted window to front. Contemporary suite comprising a low-level W.C with concealed cistern and inset ceramic wash basin, fully tiled double shower enclosure with brass mixer valve and rain shower head.

BEDROOM ONE:

Window to side and sliding door to front elevation with beautiful surrounding countryside views. Door into a walk in wardrobe with bespoke fitted wardrobes, ample storage and hanging rails. Door into:



EN-SUITE SHOWER ROOM:

Frosted window to back elevation. Contemporary suite comprising a low-level W.C, suspended vanity unit with ceramic wash basin and wall mounted mixer tap. Double fully tiled shower enclosure with brass mixer valve and rain shower head.



SERVICES:

Mains electric and water, private drainage and an oil-fired central heating system. Council Tax Band H. EPC Rating C.

DIRECTIONS:

From Monmouth take the B4223 road heading towards Rockfield. Continue along this road for approximately a mile then bear right onto the B4347. Follow this road passing Bridge Cottage and after a short distance a sign can be found on the right for "Monnow Valley." Continue down this lane and The Old Mill House will be found at the bottom of the track. [///flipping.searcher.bleaching](http://flipping.searcher.bleaching)



Asking price of £1,950,000 Freehold



First Floor
Approx. 183.9 sq. metres (1979.7 sq. feet)



Second Floor
Approx. 49.1 sq. metres (528.4 sq. feet)



Third Floor Attic Rooms



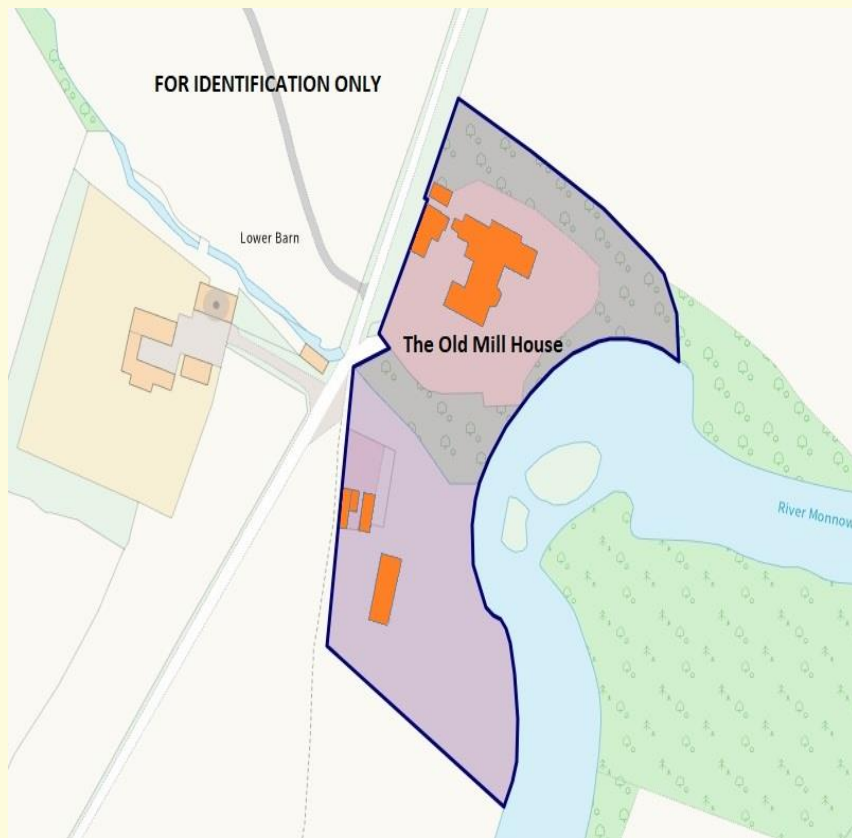
Ground Floor
approx. 351 sq. metres (3778 sq. feet)



Ground Floor
Approx. 577.1 sq. metres (6212.0 sq. feet)

THE LODGE

Total Area approx. 583 sq. metres (6286 sq. feet)



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 61 |
| (39-54) E | | |
| (21-38) F | 33 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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 or 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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