

Lower House Mitchel Troy, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



Lower House

Mitchel Troy, Monmouth

Beautifully presented 17th Century five-bedroom country home in an elevated, rural position enjoying the most breathtaking panoramic south westerly views towards the Brecon Beacons and Black Mountains. The impressive three storey farmhouse has been finished to a supreme standard throughout, cleverly combining original character features and high-quality modern finishes. The versatile grounds of approximately 4.5 acres consist of landscaped gardens, woodland with stream, stables and separate paddock with planning permission for two holiday-let pods.

The wisteria clad stone property is inset with wooden double-glazed windows and doors under a pitched slate tiled roof. This property is in excellent condition throughout with many restored original features and has been sympathetically extended to create a spectacular open plan kitchen dining room to maximise the glorious countryside and sunset views. Features include vertically boarded ledged and braced latch lever doors, oak staircase, exposed stonework, an abundance of beams and trusses, inglenook fireplaces including stone from Raglan castle, Victorian style column radiators, as well as a tanked vaulted cellar.

Located in a rural setting yet with very easy access to major road networks for Bristol, Cardiff and Birmingham and nearby train stations into London. The popular local market town of Monmouth and local village amenities are only a short drive away, as well as high calibre private and state schools the area has to offer.

The property is economical and efficient as over recent years the current owners have upgraded the roof and insulation, and installed new bespoke windows, a top of the range biomass heating system providing central heating to radiators throughout, and solar PV panels which also feed back into the grid, subsequently resulting in a low EPC Rating of C, which is unusual for a property of this size and character.

The property is approached from the driveway across the flagstone terrace through a part glazed door into:

ENTRANCE HALLWAY:

Oak staircase with carpet runner up to first floor. Understairs storage area. Doors into the following:

LOUNGE: 5.83m x 4.96m (19'2" x 16'3")

Windows to front and back with far reaching countryside views. Stone fireplace with oak lintel and inset woodburner on stone hearth. Door into storage cupboard.



SITTING ROOM: 9.05m (max) x 5.44m (29'8" x 17'10")

Dual aspect windows to front and side with bespoke window seat below. Exposed beams and feature stone wall. Large original inglenook stone fireplace with stone from Raglan Castle inset with woodburning stove. Opening into:



OPEN PLAN KITCHEN/DINER: 6.81m x 4.79m (22'4" x 15'9")

Full width bi-fold doors opening out onto patio terrace to the South and full width double height windows with panoramic views across the Welsh countryside to the West. Modern Rationale “arctic white” matt kitchen with an array of drawers and cupboards under grey Silestone worktop with inset bowl sink, drainer and “quooker” mixer tap with instant hot water for tea/coffee, dishwasher and Miele induction hob. Matching full height units with integrated fridge, freezer, and Miele appliances such as oven, steam oven, warming drawer and coffee machine. Stainless steel extractor fan above. Kitchen bar with stools below. There is underfloor heating throughout the Kitchen/Diner and Utility/Back area. Opening into:





REAR HALLWAY:

Part glazed door out to parking area. Door into:

LARDER: 3.66m x 1.06m (12'0" x 3'6")

Shelving to one side. Space for further fridge/freezer.

OPENING INTO:

UTILITY AREA:

Worktop with inset ceramic bowl sink with mono mixer tap. Tiled splashback. Space below for washing machine and tumble dryer. Shelving above. Full width storage cupboards. Double height window with countryside views and doors into the following:

AIRING CUPBOARD:

Water tank and heating controls.

CLOAKROOM:

White suite comprising low level W.C with wall mounted basin and splashback.

FIRST FLOOR LANDING:

Window to front. Staircase to second floor with under stairs storage. Doors into the following:

FAMILY BATHROOM:

Window to front. Modern white suite comprising double ended bath with central taps, low level W.C, vanity unit with drawers and cupboard beneath and double shower with Bristan thermostatic chrome valves and shower head and sliding glass door with fixed panel. Chrome heated towel rail and underfloor heating.



BEDROOM ONE: 4.96m x 4.15m (16'3" x 13'7")

Dual aspect windows to front and back with far reaching countryside views. Double integrated wardrobes. Oak flooring. Opening into:



BEDROOM FOUR: 6.39m x 3.85m (20'12" x 12'8")

Dormer window to back with window seat and Velux skylight to front. Exposed beams and trusses. Storage cupboard in eaves.



OPEN PLAN DRESSING ROOM: 2.19m x 1.69m (7'2" x 5'7")

Shelving with hanging rail, space for freestanding drawers and cupboards or further integrated units. Opening into:

EN-SUITE SHOWER ROOM:

Modern white suite comprising enclosed double shower with glass shower screen with waterfall shower head, chrome thermostatic shower valve and handheld shower and wall mounted basin with taps. Fully tiled surround. Wall mounted vanity unit with ceramic basin and top with drawer below. Chrome heated towel rail.

BEDROOM TWO: 5.13m x 2.33m (16'10" x 7'8")

Window to back.

BEDROOM THREE: 3.92m x 3.47m (12'10" x 11'5")

Window to front. Integrated wardrobe.

SECOND FLOOR LANDING:

Two windows to front. Landing space suitable for a desk or reading area. Eaves storage cupboard. Doors into the following:



BEDROOM FIVE: 4.86m x 3.91m (15'11" x 12'10")

Dormer window to back with countryside views and Velux skylight to front. Exposed beams and trusses. Storage cupboard in eaves.

SHOWER ROOM:

Velux skylight. Modern white suite comprising low level W.C, hand basin, enclosed shower with glass shower door and concealed thermostatic valve with shower head above. Chrome heated towel rail.

CELLAR: 6.10m x 4.00m (20'0" x 13'1")

Accessed from the garden via stone steps down to wooden door. Lighting, power and broadband cabling. Fully tanked walls.

OUTSIDE:

The wysteria clad farmhouse enjoys 360 degrees panoramic views of Welsh countryside and approximately 4.5 acres of elevated, yet level land attached to the property. Below the solar panels on the slope down to the stream is a small orchard with cherry and apple trees. There is a large lawned area and private gardens which are interspersed with a variety of mature trees including pear, apple, plum and damson. Stone walling and planted borders flank a wraparound paved southwest facing flagstone terrace takes full advantage of the spectacular views which is perfect for entertaining with a hot tub and large outdoor seating area with pizza oven and gazebo.

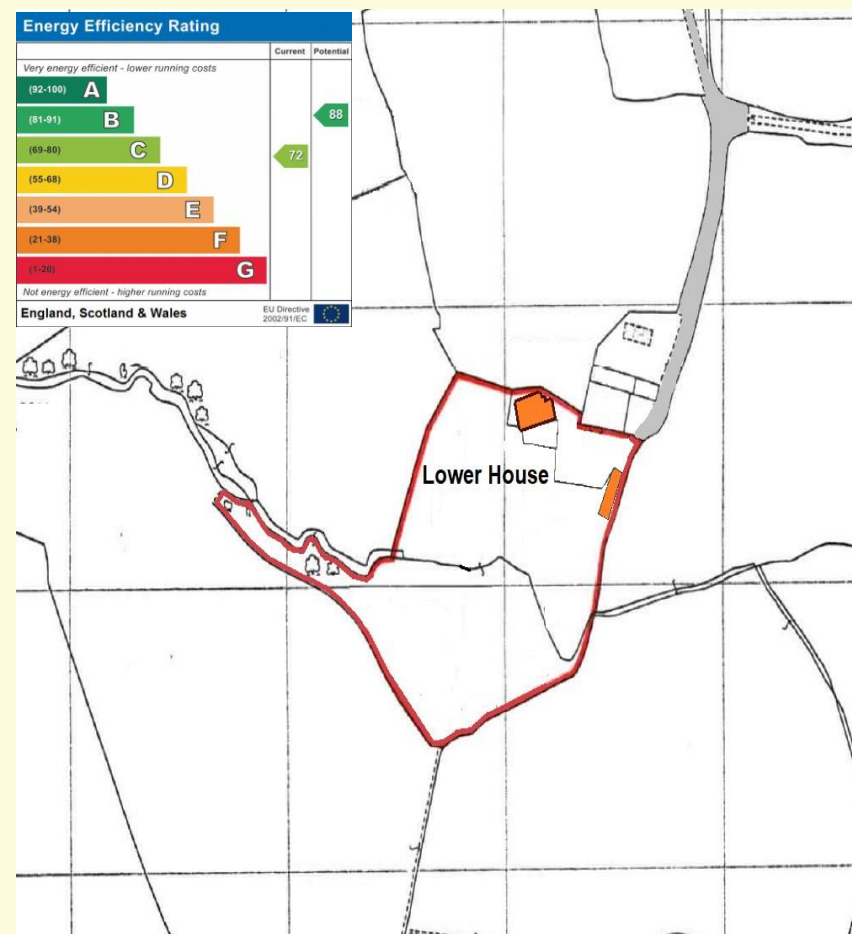
The grounds also consist of woodland with stream running through it, stables which also house the biomass boiler and fuel store and a separate paddock, with gated entrance off the private gravelled driveway, with planning permission for the erection of two holiday let pods which would be out of sight from the main house. The driveway has parking for several vehicles. There is a mix of hedging and pole and wire fencing to the majority of the boundaries.

SERVICES:

Biomass pellet boiler providing central heating and hot water. Mains water and electricity. Private drainage. Solar PV panels. Council Tax Band G. EPC Rating C.

DIRECTIONS:

From Monmouth take the old Dingestow Road towards Abergavenny. Pass through Mitchel Troy and keep left at the fork at the A40 junction. Go past Square Farm shop and take the next left opposite the bus stop and continue through the farm up to the end of the track where the house will be on the right-hand side.



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

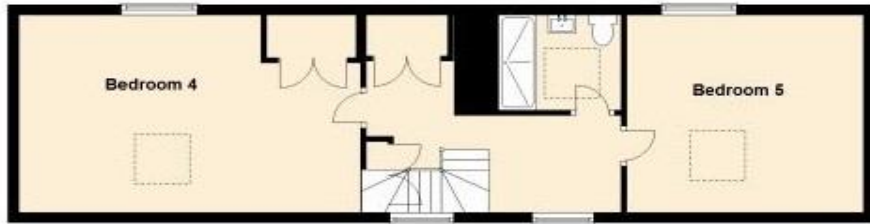
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- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that 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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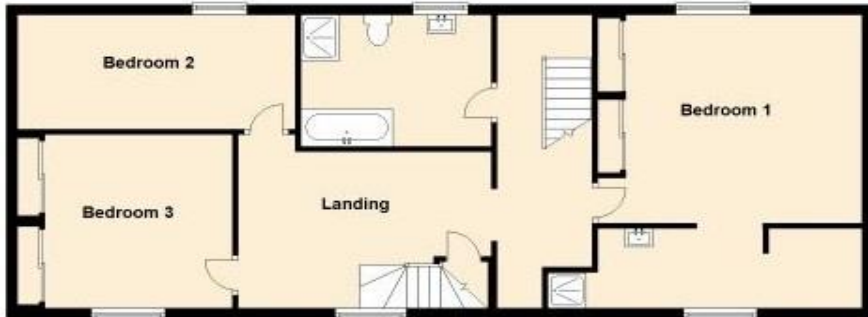


Francline Properties Ltd t/a Roscoe, Rogers & Knight
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Second Floor
Approx. 80.7 sq. metres (853.5 sq. feet)



First Floor
Approx. 90.0 sq. metres (968.7 sq. feet)

Total area: approx. 375.9 sq. metres (4046.4 sq. feet)



Ground Floor
Approx. 197.7 sq. metres (2127.9 sq. feet)



Basement
Approx. 27.5 sq. metres (296.4 sq. feet)

