

The Cider Mill

The Hendre, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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Located on the edge of The Rolls Estate near Monmouth is this beautifully restored and extended former cider mill having 4 bedrooms and guest suite/annex with a unique blend of space and character. Its elevated location produces far reaching views to the Skirrid and the Black Mountains. The grounds total approximately one acre with thoughtfully designed gardens and ample private parking.

The property is constructed in natural stone with double glazed solid wooden framed windows and doors set under pitched tiled roofs. Internal features include two feature wood burners, low voltage downlighters, vertically boarded wooden doors with Suffolk latches, moulded skirting boards and architraves, exposed stonework, beams and a combination of travertine and carpeted flooring. Two oil fired boilers provide domestic hot water and heating to radiators throughout.

The main entrance to the property is through the gated paved parking area and through a vertically boarded hardwood front door into:

ENTRANCE HALLWAY: 2.61m x 1.98m (8'7" x 6'6")

Wall mounted cabinet housing consumer unit. Roof access hatch. Doors into the following:



KITCHEN/BREAKFAST ROOM: 3.51m x 5.50m (11'6" x 18'1")

Window to front and part glazed external door to back accessing raised patio. Granite worktops along three walls with inset double stainless steel sink and side drainer. A range of oak panelled cupboards and drawers set under with integrated AEG oven and space and plumbing for dishwasher. Rangemaster with double oven and five ring gas hob with stainless steel extraction hood over. Complimentary wall mounted cabinets with spotlight and tall unit with recess for American style fridge/freezer. Tiling to all walls.



UTILITY ROOM: 2.02m x 1.97m (6'8" x 6'6")

Travertine tiled worktop with oil central heating boiler set under. Space and plumbing for tumble dryer/washing machine. Extraction fan at high level.

From entrance hallway down step to:

DINING ROOM: 5.38m x 6.14m (17'8" x 20'2")

An impressively proportioned principal reception room with dual aspect windows to side elevations. A pair of vertically boarded doors into:



LIVING ROOM: 5.47m x 7.28m (17'11" x 23'11")

Windows to side and external part glazed door out to raised patio. Turning staircase with quarter landing, squared newel posts and wooden balustrading up to the first floor landing area. Feature brick fireplace housing a wood burner set on a stone hearth with elm mantel over. Four bespoke fitted display cabinets with spotlights.



From dining room through door into:

BACK HALLWAY:

External door to side accessing rear garden. Doors into the following:

CLOAK ROOM:

Frosted window to front. Low level WC and plumbing for wash basin. Tiling to all walls.

GARDEN ROOM: 3.94m x 4.09m (12'11" x 13'5")

Glazed to two sides with atrium roof and two pairs of French doors out to garden. Contemporary feature wood burner with tall flu set on a stone hearth. Far reaching countryside and garden views.



Staircase with oak balustrading and newel posts down to:

CELLAR:

Laminate worktop along one wall with a range of cupboards set under and complementary wall mounted cabinets. Under stairs storage.

From inner hallway up steps and through door into:

GUEST QUARTERS:

INNER HALLWAY:

"L-shaped" with external door to side out to parking area. Consumer unit at high level. Doors into:



BATHROOM:

A white contemporary suite comprising a low level WC, pedestal wash basin, bath and corner jacuzzi shower with seat. Ladder style radiator.



BEDROOM: 5.04m x 4.94m (16'6" x 16'2")

Vaulted ceiling with skylight and window to side. Integrated wardrobe with hanging rail and shelving. Airing cupboard housing water cylinder.



From living room up turning staircase to:



FIRST FLOOR LANDING:

Roof access hatch. Doors into the following.

BEDROOM ONE: 3.65m x 5.50m (11'12" x 18'1")

Vaulted ceiling with dual aspect windows and feature window to side taking full advantage of the surrounding countryside views. Bespoke fitted wardrobe with hanging rail, shelving and ample storage. Door into:



EN-SUITE SHOWER ROOM:

Velux skylight. Suite comprising a low level WC, vanity unit with floating wash basin and corner shower enclosure with jets, mixer valve and head on adjustable chrome rail. Extraction fan at high level. Chrome ladder style radiator. Tiling to all walls.

BEDROOM THREE: 2.25m x 2.91m (7'5" x 9'7")

Vaulted ceiling with skylight to side. Bespoke integrated wardrobe with hanging rail, shelving and ample storage.

BEDROOM FOUR: 2.20m x 2.91m (7'3" x 9'7")

Vaulted ceiling with skylight to side.



FAMILY BATHROOM:

Vaulted ceiling with skylight to side. Suite comprising a low level WC, vanity unit with floating wash basin and P-shaped bath with central mixer tap, jacuzzi jets and shower head over. Chrome ladder style radiator. Extraction fan at high level. Airing cupboard housing water cylinder and full height wooden slatted shelving.



BEDROOM TWO: 5.46m x 3.18m (17'11" x 10'5")

Vaulted ceiling with dual aspect windows to side and back. Bespoke integrated wardrobe with hanging rail, shelving and ample storage.

OUTSIDE:

The property can be accessed via two key block driveways with ample parking set behind wrought iron electronically operated gates accessed from the lane with matching boundary fencing. The attractive grounds total approximately one acre and comprise manicured lawns, sun terraces, a paddock and a feature pond all complemented by well stocked herbaceous borders. Adjoining the kitchen and principal reception room there is an extensive paved patio allowing seamless access to the living accommodation creating an ideal space for alfresco dining and entertaining, taking full advantage of the property's tranquil location and surrounding countryside views.

SERVICES:

Mains electricity. Private bore-hole water, oil fired central heating and private drainage system. Council Tax Band I. EPC Rating C.

DIRECTIONS:

From Monmouth take the Wonastow Road and after a mile there is a sharp right-hand bend with chevrons. After this take the next right hand turn (after a private driveway). Continue for one and a half miles and you will see a three storey farmhouse on your left, Cider Mill is the next property on the right. [///tabloid.nobody.decorated](http://tabloid.nobody.decorated)

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- 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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Asking price of £995,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

