

# Sunnycroft St Briavels



ROSCOE ROGERS KNIGHT  
*Town and country properties*







# Sunnycroft

## St Briavels

A delightful village home for "THE GOOD LIFE". Having been a smallholding, this is the perfect opportunity to be self-sufficient. The grounds of approximately 1.8 acres are level, landscaped and divided into productive sections and paddocks as well as pretty landscaped gardens. The characteristic 4-bed family house has a gated entrance, ample parking, double garage with office over and a lovely, restored stone building with potential for conversion.

This house is both spacious and beautifully presented over its two floors, cleverly blending contemporary with original features. Set on the edge of this historic village with primary school, pub/restaurant, shop, garage and impressive castle. Excellent links to secondary schools and major road networks.

Formerly a Victorian farmhouse and dairy shop, it is traditionally constructed with a part rendered and part exposed stone exterior with inset double-glazed windows and doors set under pitched tiled roofs with decorative wooden fascia boards. Internal features include original exposed beams, an inglenook fireplace, wooden panelled and part glazed doors, ornate covings and ceiling roses and a combination of wooden boarded and ceramic tiled flooring. An oil-fired central heating system supplies domestic hot water and heating to radiators throughout.

**The main entrance is from the front courtyard garden through a part glazed uPVC door into:**

**ENTRANCE PORCH: 2.28m x 2.22m (7'6" x 7'3")**

Glazed on three sides with brick low level wall and feature floral stained pattern glass. Vertically boarded door with viewing panel into:



**SNUG: 5.38m x 2.39m (17'8" x 7'10")**

Window to front with pretty garden views. Original serving hatch with stone surround opening into dining room. Turning staircase with turned newel posts and wooden balustrading up to first floor landing. Under stairs storage.



**DINING ROOM: 4.10m x 3.17m (13'5" x 10'5")**

Door into living room and wide opening into:



**KITCHEN: 4.12m x 3.25m (13'6" x 10'8")**

Window to back elevation with far-reaching garden views. U-shaped wooden worktops with uprights, matching central island and inset double Belfast-style sink. Space for electric cooking range with concealed circulating fan over. A range of quality wooden panelled cupboards and drawers set under with integrated dishwasher. Complementary wall and tall units housing fridge and AEG microwave. Door into:



**UTILITY ROOM: 1.64m x 3.68m (5'5" x 12'1")**

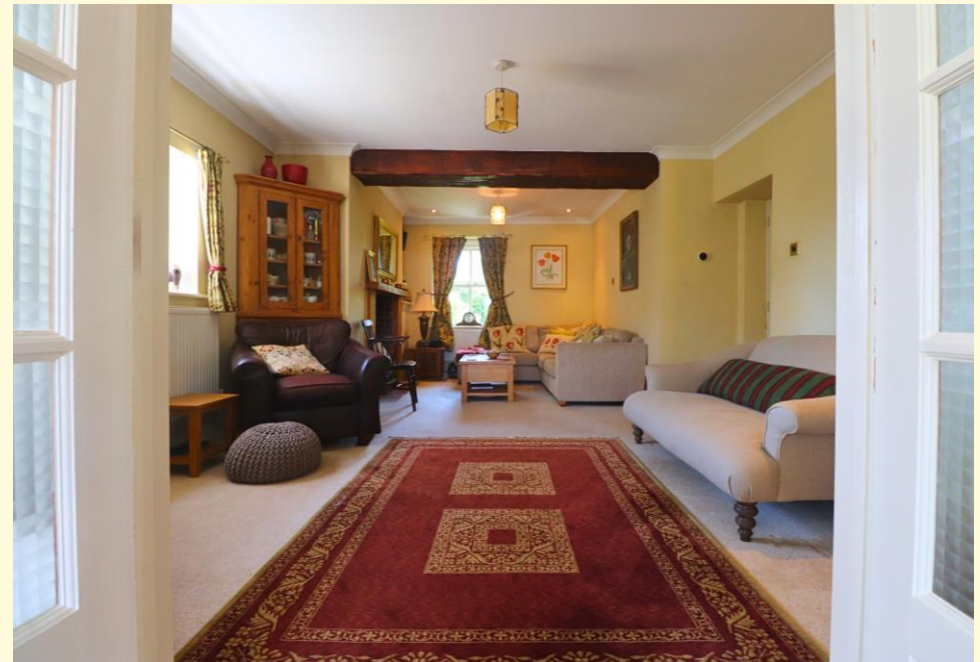
Window to side and external door to back accessing sun terrace. Laminate work surface along one wall with tiled splash back surround and inset stainless-steel sink and side drainer. A range of panelled cupboards and drawers set under with integrated freezer and space for washing machine/tumble dryer. Firebird oil fired central heating boiler. Complementary wall-mounted cabinets. Roof access hatch. Door into:

**SHOWER ROOM:**

Frosted window to front. A contemporary white suite comprising a low-level WC, wall-mounted wash basin, and corner shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator. Extraction fan at high level.

**LIVING ROOM: 4.39m (average) x 6.17m (14'5" x 20'3")**

Window to side and window to front with views of the courtyard garden. Feature inglenook fireplace housing multi-fuel stove with wooden surround and mantel. Recess with display shelving. A pair of part glazed doors with matching side panels into:





**GARDEN ROOM: 6.03m x 4.97m (19'9" x 16'4")**

French doors to back opening up to extensive sun terrace and seating area. A very light and spacious room with windows to side and back capitalizing on the far-reaching garden views.



From snug up turning staircase to:

**FIRST FLOOR LANDING:**

An "L-shaped" landing with window to front. Doors into airing cupboard with full height wooden slatted shelving and water cylinder. Doors into the following:



**BEDROOM FOUR: 3.50m x 2.34m (11'6" x 7'8")**

Window to front.



**BEDROOM THREE: 3.98m x 2.53m (13'1" x 8'4") average**

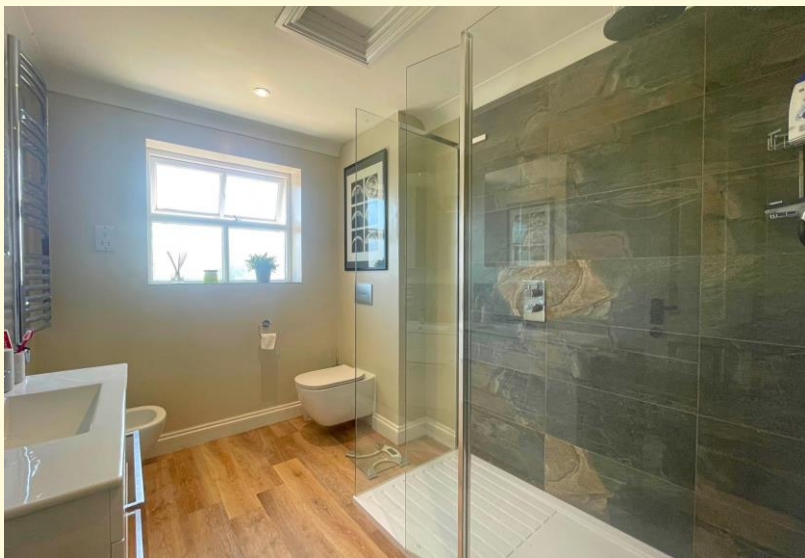
Windows to front and side.





#### **FAMILY BATHROOM:**

Frosted window to side. A modern suite comprising a low-level WC, vanity unit with inset wash basin, bidet, and double-width fully tiled shower enclosure with mixer valve and separate handheld attachment. Chrome ladder style radiator and roof access hatch.



#### **BEDROOM TWO: 3.22m x 4.18m (10'7" x 13'9")**

Vaulted ceiling, window to back with garden and countryside views.

#### **BEDROOM ONE: 4.14m x 4.70m (13'7" x 15'5")**

Two windows to the back. Walk-in wardrobe with hanging rails, shelving, and storage along two sides. Roof access hatch. Door into:



#### **EN-SUITE BATHROOM:**

Window to side. White suite comprising a low-level WC, vanity unit with inset wash basin and bath with mixer valve and shower head over on adjustable chrome rail.

#### **OUTSIDE:**

The property is approached from the layby through a pair of solid wooden gates leading to a gravelled parking/turning area with well-stocked herbaceous borders and providing access to:

#### **DOUBLE GARAGE/OFFICE: 5.58m x 5.56m (18'4" x 18'3")**

Two panelled up and over garage doors to front, window and personnel door to side. Painted rendered exterior with a concrete base set under a pitched slate roof. Consumer unit at high level. Power and light. Turning staircase with handrail and wooden balustrading up to: **OFFICE: 5.57m x 3.17m (18'3" x 10'5")** Ideal for those who work from home or in need of a recreational space with a vaulted ceiling and two Velux roof lights.



#### **ATTACHED WORKSHOP:**

Stone construction and attached to the garage with a part wooden clad exterior and a concrete base under a tiled roof. Vertically boarded door to front and a pair of doors to the side allow ease of access for garden machinery. Ladder/stair access up to useful loft.



### GARDENS:

From the gravelled driveway, stone steps lead up to a charming and low-maintenance courtyard garden with intertwined pathways, interspaced plants and a seating area enclosed on all sides by mature hedgerow. Adjacent is an extensive paved sun terrace set off the garden room and kitchen creating a seamless outdoor living space ideal for alfresco dining and entertaining.



### THE GROUNDS:

These have been creatively divided into five distinct and impressive sections. The first is a large "no mow" area where the paths have been cut so that the grass grows freely, providing an ideal habitat for butterflies, bees etc. It features mature trees, including cherry, rowan, damson and pear and is dotted with specimen trees for stunning autumn colour. A wooden gate opens into a thoughtfully designed organic, no dig "edible garden," featuring a vibrant array of raised beds, a thriving fruit cage brimming with raspberries, blueberries, strawberries and currants as well as a separate composting area behind beech hedging. The next section is primarily dedicated to a peaceful retreat for relaxation with a wildlife pond. Beyond this is an orchard and a seating area making the most of the outlook across open countryside and the village church. Set in the corner, a large greenhouse and cold frame is nestled amongst the beech hedging that borders the impressive sections. Beyond this are three paddocks with gates, post-and-rail fencing, previously used as pasture for livestock and well equipped with water sources which could be easily returned to its previous purpose. Finally, there is a large wildflower meadow established using the seeds of the Yellow Rattle adjoining a mowed grassed area which has been used over the years for recreation taking full advantage of the views over the Wye Valley and beyond to the Sugar Loaf.

## Asking price of £825,000

### SERVICES:

Mains water and electricity. Oil-fired central heating and private drainage. Council Tax Band F. EPC Rating D.

### DIRECTIONS:

From Monmouth, take the Wye Valley Road to Bigsweir and turn sharp left before the bridge, turning right just past the Lindors, signposted St Briavels. Upon reaching the village, bear left onto East Street after the Castle. Continue for a short distance and take another left onto Coleford Road where Sunnycroft can be found on the left set back from a layby.



### 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.

**TOWN & COUNTRY PROPERTIES**  
3 Agincourt Square, Monmouth NP25 3BT  
Telephone: 01600 772929  
[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)



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