

GLENDOWER HOUSE

Monmouth



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This outstanding, high quality conversion of this substantial Grade II* Listed former Chapel, occupies a superb central position, with delightful private garden and parking. A wealth of bespoke fixtures and fittings combine with splendid features to create an impressive, unique home with versatile and contemporary living accommodation, centred around an imposing double floor atrium. Corinthian columns, stone spiral staircases, decorative stained-glass windows combined with Art Deco style features throughout.

The building has a magnificent classic façade and a painted rendered exterior with inset arched wooden windows under pitched slate roofs. Internally there are Ash wooden doors, polished stone floor, decorative stained-glass windows and mains gas fired central heating throughout with a combination of underfloor heating and radiators.

ENTRANCE:

Approached from Glendower Street via an impressive pillared gated entrance with central path leading through the front garden to an imposing pair of Corinthian columns and solid wooden front doors with stained glass panels above into;



RECEPTION AREA:

Attractive period tiled flooring with symmetrical original stone semi spiral

staircases at either end leading to the first floor. Understairs storage cupboard. Arched alcove with Art Deco wood panel surround. Door to:

CENTRAL ATRIUM: 7.39m x 7.39m maximum

Accesses the bedrooms and incorporated areas and features the unique first floor gallery. This splendid room has feature lighting, hardwood flooring with a central ceramic tiled panel and fitted wardrobes along one wall. Opening to inner hallway leading to:



REAR RECEPTION HALL:

Oak part glazed front door with fan light above, leading out to the garden and parking. Flagstone floor, range of bespoke fitted cloaks wardrobes with shelving and compartmental shoe rack. Historical wooden feature carved mounted cornice. Doors lead into the following;

SITTING ROOM: 5.50m x 4.84m

Window to side and tall feature arched window overlooking lawned garden. Bespoke fitment along one wall with pelmet lighting, display shelving and cupboards with concealed sink unit with drinks cabinet alongside. Central inset electric log effect fire. Polished stone floor.



DRAWING ROOM: 5.55m x 4.33m

An elegant room with matching feature arched window overlooking garden. Bespoke fitted bespoke book case, cabinets to lower level with access to the underfloor heating system. Polished stone floor, archway through into:



EAST WING INNER HALL:

With doors into the following;

BEDROOM SIX: 2.53m x 2.42m extending to 2.54m

Velux rooflight. Wooden flooring.

BATHROOM:

White suite comprising panelled bath with tiled surround, mixer tap, shower attachment and Hansgrohe shower unit above. Low level wc, vanity unit with tiled surround, mirror with light and shaver point above.

GARDEN ROOM/KITCHEN/BREAKFAST AREA: 6.11m x 4.33m

Window to side and French doors opening out to paved garden terrace. A range of modern fitted wall and floor cupboards with drawers, work tops with inset 1 ½ bowl single drainer sink unit with mixer tap and tiled surround. Double oven with Neff ceramic touch sensor induction hob with extractor canopy. Space for fridge/freezer. Wood flooring, recessed downlighters, built in double Airing cupboard with gas boiler and hot water tank.



From the central atrium area into the following bedrooms all with feature, original stained-glass windows;

MASTER BEDROOM: 5.93m x 2.97m

Bespoke mirror fronted wardrobes, ceramic floor tiles and door to:

ENSUITE BATHROOM:

White suite with tiling up to a 2m height to walls. Suite comprising corner bath, low level wc, bidet, vanity unit with mirror fronted cabinet, downlighter and shaver point. Towel radiator.

BEDROOM 2: 4.01m x 2.98m

Mirror fronted double wardrobe, ceramic tiled floor.

BEDROOM 3: 4.26m max x 3.39m reducing to 1.59m

Wardrobe with drawer unit having dressing table with Art Deco mirror above. Ceramic flooring.

BEDROOM 4: 3.97m x 4.43m reducing to 1.59m

Fitted wardrobes with drawer unit. Dressing table with Art Deco wood surround. Ceramic flooring.

BEDROOM 5: 4.63m x 3.76m reducing to 1.60m

Double wardrobe unit with drawer unit. Ceramic tiled floor.

BATHROOM:

White suite comprising 'P' shaped bath with shower attachment, low level wc, vanity unit with mirror above with downlighter. Towel radiator.

SHOWER ROOM:

Ceramic tiled walls. White suite comprising corner shower cubicle with Hansgrohe unit, low level wc, wall hung basin, cabinet above with downlighter and shaver point. Towel radiator.

From stone spiral staircases up to;

GALLERIED FIRST FLOOR:

The spectacular open plan living area has a beautiful bespoke Art Deco Ash wood gallery with feature lighting overlooking the central atrium. Divided into individual areas featuring the splendid tall arched windows and decorative polished paint finishes to surrounds and feature curved walls. Deep and impressive ceiling cornicing and mouldings and four corner wrought iron vented roses.

SITTING ROOM AREA: 8.92m x 4.41m approx.

Three arched windows with wood panelling to wall areas with recessed display alcoves with fitted mirrors. Bespoke built-in cupboard for entertainment system. Steps up to;



STUDY AREA: 4.74m x 3.31m

Views towards the Kymin. Steps leading up to:

DINING AREA: 7.03m x 3.12m extending to 3.80m

Dual aspect with an arched and circular window enjoying distant rooftop views. Feature painted stone effect columns and arches to one wall. Fitted cabinets. Access to extensive loft area. Walk-through into:



KITCHEN/BREAKFAST AREA: 8.02m x 3.59m

Interesting shaped room with two arched windows to side aspect. Window with seat within breakfast area. Range of modern units, work surfaces with inset twin bowl single drainer sink unit with mixer tap, food waste disposal unit. Inset Smeg cooker with double oven and four ring hob and extractor canopy. Further wall and base units comprising cupboards and drawers, sliding drawer larder unit. Integrated dishwasher. Door to:



UTILITY/LAUNDRY ROOM: 4.66m x 2.28m extending to 3.33m

Arched and circular window to side and back. Fitted units, work surfaces with inset double bowl sink, space and plumbing for appliances.

STORAGE SPACES:

There is an abundance of accessible storage space throughout the property on all floors, including two large loft spaces. Located between the ground and first floor is a huge void for storage with flooring, access through a hatch at the back of the hall. There is a second void for attic storage space with flooring and provides access to the roof.

£ 980,000

OUTSIDE:

The property has its formal pedestrian front entrance from Glendower Street with hard landscaped garden with gravelled area and path leading around the side to the walled garden. From the Glendower Street carpark is the gated back entrance into the walled garden and private paved driveway suitable for several vehicles. The garden is principally lawned with planted borders to all sides filled with shrubs and extensive paved terracing ideal for entertainment all enjoying the views across to St Mary’s Church steeple and the Kymin.

SERVICES:

Mains water, electricity, gas and drainage. Gas fired central heating (underfloor and radiators). Council Tax Band TBC.

DIRECTIONS:

From Agincourt Square in the direction of Monnow Street and turn immediately left in front of the Kings Head. Follow the road around and turn left into Glendower Street and the front entrance will be found on the left hand side or continue on this road around to the left and left into the Glendower car park, where the entrance and driveway will be found half way up on the left hand side.

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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