



MONMOUTH

Guide price **£675,000**



BLENCATHRA

The Narth, Monmouth, Monmouthshire NP25 4QG



Well-presented four-bedroom family home
Three reception rooms
Driveway parking for several vehicles

Nestled in Monmouthshire's scenic landscapes, The Narth offers a captivating blend of history and tranquillity. Located 6 miles south of Monmouth and 2 miles east of Trellech, this charming village overlooks the picturesque Whitebrook and Wye valleys, creating an idyllic rural setting for its close-knit community, with a very active Village Hall. Monmouth Town Centre has a charming high street with local shops, cafes, and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

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There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth Comprehensive School, Trellech Primary School, Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4 as well as being close to local woodlands where there are endless walks.



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KEY FEATURES

- Four bedroom detached family home
- Three reception rooms
- Established and private garden
- Well-presented throughout
- Village location
- Double garage & driveway



STEP INSIDE



As you enter this delightful family home, you are greeted by a spacious entrance hallway with access to all ground floor accommodation and stairs to the first floor. The living room boasts generous proportions and triple aspect, including a large bay window overlooking the garden, French doors opening onto the driveway, and a window on the side aspect. Additionally, the living room features a cosy woodburning stove, adding warmth and character to the space.

A set of double doors open to the dining room, making the space perfect for entertaining with family and friends.

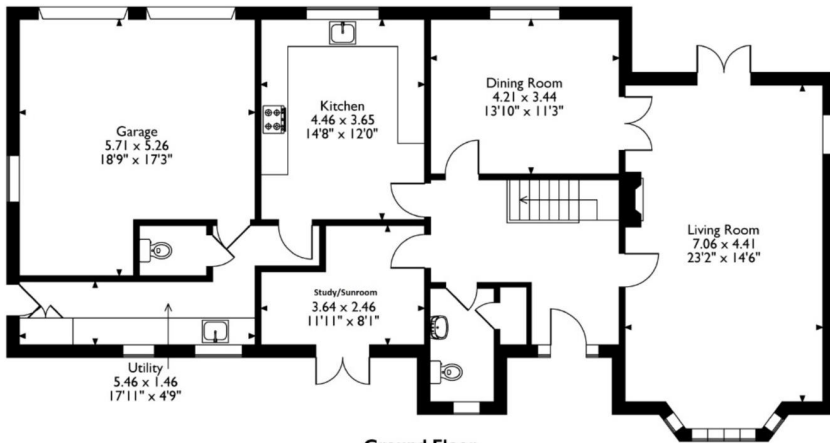
Also accessed from the large entrance hallway is the kitchen equipped with an attractive range of wood effect wall and base units, integral fridge, space for cooker and extractor hood over. The kitchen also has ample space for table and chairs and a door accessing the extensive utility room.

The utility room is equipped with contemporary wall and base units, a sink, and abundant space for white goods appliances, including an integral fridge/freezer.

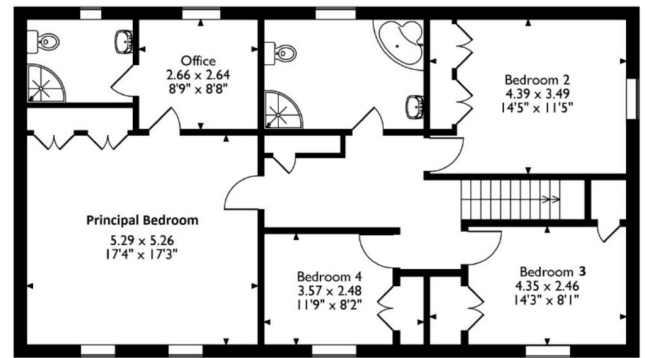
Moreover, it offers convenient integral access to the garage, WC, and an additional door leading to the side aspect of the property.

Completing the ground floor is an additional reception room or study, which the current owners have designated as their 'sun room' with French doors to the garden flooding the room with natural light. There is a cloakroom with WC, fitted base units, washbasin and a large cupboard for coats and shoes.

Approximate Gross Internal Area 228 Sq M/2454 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, a large landing gives access to four double bedrooms and the family bathroom.

The principal bedroom impresses with its generous size, featuring large picture windows that offer delightful views of the garden and surrounding countryside.

It is complemented by built-in wardrobes and an additional room, currently utilised as a study but with the flexibility to serve as a dressing room or nursery if desired.

This area also leads to a convenient ensuite shower room.

The second bedroom is adorned with double fitted wardrobes and a side window boasting pleasant views.

Bedrooms three and four, both doubles, also come with fitted wardrobes. Lastly, the generously sized family bathroom is complete with a bath, separate shower, sink, and WC, completing this family home.

STEP OUTSIDE



Accessed through a gated driveway, the property offers ample parking for multiple vehicles and entry to the double garage.

Surrounding the beautiful home, the private garden unfolds with areas laid to lawn, paved areas perfect for relaxation and enjoying the surroundings, a serene pond, and a variety of mature shrubs and trees, featuring apple, raspberry, and blackcurrant trees among others.

Additionally, there is a dedicated vegetable patch for the green-fingered enthusiast.

INFORMATION

Postcode: NP25 4QG

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and continue onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and take the second exit at the next roundabout onto Portal Road. Continue up the road and bear left at the Toll House. Continue up the road heading towards Trelleck and turn left after 3 miles at the sign post for 'The Narth'. After about half a mile, turn right at the crossroads and continue up the road for approximately 1 mile, where the entrance to Blencathra will be on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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