



# MONMOUTH

Guide price **£650,000**



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# HAMILTON HOUSE

4 Glendower Street, Monmouth, Monmouthshire NP25 3DG



Four storey Grade II listed townhouse  
Five bedrooms  
Sought after town location

Located in the heart of Monmouth Town, this characterful property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from highly rated independent schools and an exceptional comprehensive school. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.





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### KEY FEATURES

- Grade II listed Georgian townhouse
- Sought after location
- Five well-proportioned bedrooms
- Three reception rooms
- Separate cottage - the original bake house
- Rear garden





# STEP INSIDE



Upon stepping into this delightful Grade II listed townhouse, you're greeted by an entrance hallway adorned with wooden flooring, providing access to the ground floor accommodation and stairs leading up to the first floor.

Positioned at the front of the property, the dining room boasts stunning sash windows to the front aspect, complemented by dado rails and an inviting open fireplace, showcasing the property's charming characteristics.

Towards the back of the property, you'll find a WC and a versatile area providing entry to the rear garden, which could serve perfectly as a convenient boot room. The kitchen is equipped with a selection of wooden wall and base units, a classic Belfast sink, an exposed brick open fireplace, and a generously sized sash window.

Further from the kitchen is the useful utility room. Accessed from the utility room with its own separate entrance is the cottage/annexe. The cottage has a kitchen with wall and base units and steps to the garden room with ample natural light, stairs to the self-contained bedroom with exposed beams and ensuite shower room.

## Approximate Gross Internal Area 255 Sq M/2745 Sq Ft



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, there is a beautiful drawing room which features sash windows with original shutters, high ceilings and a Victorian style cast iron fireplace.

There is also a bedroom on this floor with built-in storage and fireplace and access into the modern en-suite shower room.

The second floor boasts a further two bedrooms with the principal having two large sash windows to the front aspect, its own separate space, perfect for wardrobe space and access into the bathroom.

Finally, stairs lead to the third floor with exposed beams and sloping ceiling that has been used by the current vendors as a self-contained studio flat with a kitchenette, bathroom and a bedroom/sitting room.



# STEP OUTSIDE



This townhouse benefits from a generous sized garden and courtyard area.

The garden is mainly laid to lawn with patio area and useful storage area adorned with mature shrubs and trees.

## INFORMATION

Postcode: NP25 3DG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: Exempt







## DIRECTIONS

From our Monmouth office turn left onto Agincourt Street and then take a left onto Glendower Street. The property will shortly be on your left-hand side.





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