



MITCHEL TROY

Guide price £625,000



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To book a viewing call 01600 713030

THE COACH HOUSE

Mitchel Troy, Monmouth, Monmouthshire NP25 4HZ



Three/four bedroom former Coach House with annexe
Set in just over 1/3 of an acre
Original features throughout

Mitchel Troy is a picturesque village nestled in the rolling countryside of Monmouthshire, South East Wales. Located just three miles southwest of the historic market town of Monmouth, the village offers a tranquil rural setting with convenient access to local amenities and transport links via the nearby A40, providing easy access to Newport, Cardiff, Bristol, and beyond.

Monmouth is also renowned for its excellent schools, including the prestigious Haberdashers' Monmouth Schools, which attract families from across the region. With a strong sense of community and a calendar full of cultural and social events, residents enjoy a lively and inclusive lifestyle. The town's streets are lined with characterful buildings and an array of local amenities including independent shops, cosy cafés, traditional pubs, plus a range of independent and national brand retailers.

For outdoor enthusiasts, Monmouth is a gateway to the Wye Valley Area of Outstanding Natural Beauty, offering breathtaking walking, cycling, and canoeing opportunities.



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KEY FEATURES

- Three/four bedroom detached property with annexe
- Charm and character throughout
- Sought after village location
- Well-proportioned accommodation
- Beautiful and large garden
- Ample parking for several vehicles



STEP INSIDE



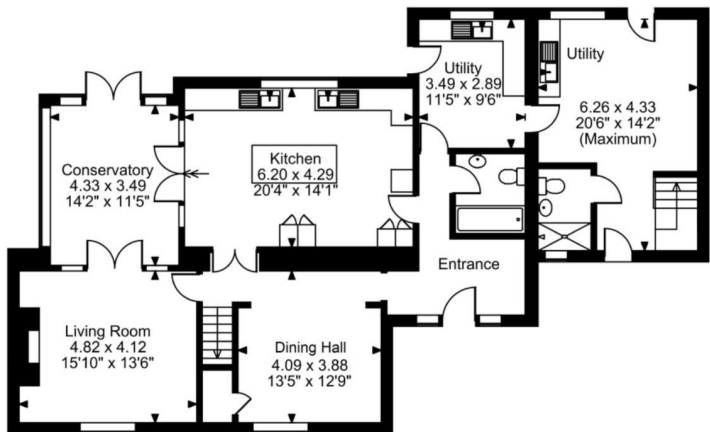
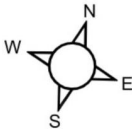
Upon entering, you are greeted by a spacious and welcoming hallway that provides access to the elegant dining hall, the well-appointed kitchen/breakfast room, and a convenient downstairs bathroom.

The dining hall leads into a delightful lounge, full of character, featuring exposed wooden flooring, exposed beams, and a striking stone fireplace with a log burner - creating a cosy and inviting atmosphere.

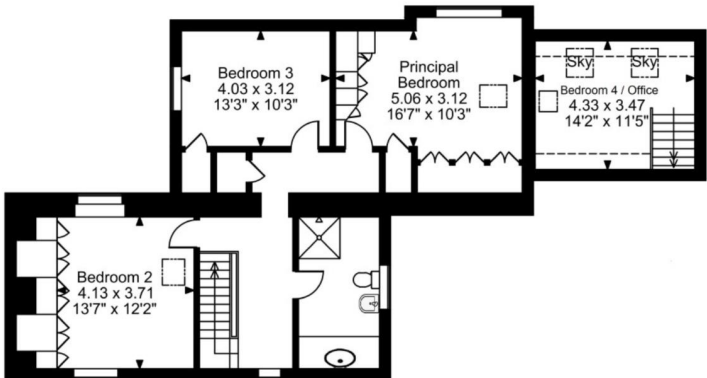
The kitchen/breakfast room is fitted with a range of wooden wall and base units and centred around a feature island with granite worktops, offering ample space for family living and entertaining. There is provision for a large range-style oven with hob, as well as space and plumbing for a dishwasher and a large American style fridge/freezer.

From both the kitchen and the lounge, double doors open into the garden room, offering views and access to the rear garden.

The Coach House, Mitchel Troy, Monmouth
Approximate Gross Internal Area
2540 Sq Ft/236 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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From the main house's entrance hall, you can also access the annexe kitchen, currently used as a laundry room.

Beyond this lies a spacious living area - currently utilised for storage - which benefits from an adjoining shower room.

Stairs rise to a generous double bedroom/office on the first floor. With its own front entrance and rear garden access, the annexe offers excellent flexibility for multi-generational living.

Upstairs in the main house, a bright and airy landing leads to three well-proportioned bedrooms.

Two of the bedrooms feature contemporary, built-in wardrobes, providing plenty of storage space.

A stylish family bathroom completes the first floor.

STEP OUTSIDE



Approached via a charming private driveway, The Coach House immediately impresses with its picture-perfect facade of traditional stonework and characterful detailing. The gabled rooflines, upvc-framed windows, and heritage-style features reflect the building's historic charm.

The front garden is beautifully landscaped and lovingly maintained, with a generous lawn bordered by a variety of flowering plants, shrubs, and well-established trees that offer both shade and privacy. Curved flower beds and low stone borders line the driveway with parking for several vehicles, along with a carport.

The expansive, mature rear gardens are undoubtedly one of the standout features of this property, offering a picturesque retreat. Thoughtfully terraced and beautifully landscaped, the gardens are brimming with an impressive variety of established trees, flowering shrubs, and seasonal planting, creating a sense of privacy and natural beauty throughout the year.

A unique and particularly appealing aspect is the direct access from the garden to the River Trothy at its boundary. In addition to the lush greenery, the garden also benefits from several purpose-built outbuildings. These include generous sheds ideal for storage or hobbies, as well as a well-positioned greenhouse, perfect for keen gardeners.

INFORMATION

Postcode: NP25 4HZ

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: D






DIRECTIONS

From Monmouth proceed on the B4293 to Mitchel Troy, pass the new houses on your right and the driveway to the property will be found on the right before the pedestrian crossing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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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