



MONMOUTH

Guide price **£595,000**



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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

Situated in the centre of Monmouth, Hamilton House is an elegant, generously proportioned Georgian town house, with a cottage the converted bakehouse in the garden. It is ideal for multi-generational family living or use as an Airbnb.

Glendower Street is a stone's throw from the main street with its vibrant café culture, individual pubs and restaurants, well-known clothes shops and local independent artisan outlets. Food shops abound, including specialist butchers and bakers, as well as a Waitrose and Marks and Spencer food hall.

Monmouth boasts three theatres and the world famous Rockfield recording studios. Culture vultures will find that the Welsh capital, Cardiff home to the world renowned Welsh National Opera, and the culturally diverse city of Bristol with its buzzing theatre life and enviable global cuisine, are within 45 minutes by car. The motorway system to London and the Midlands are easily accessible via dual carriageway.

Hamilton House offers quick and easy walkable access to both the highly rated independent Haberdashers' Monmouth School and the truly exceptional Monmouth Comprehensive School.

Sitting at the confluence of two rivers, the Wye and the Monnow, Monmouth is the ideal location from which to access the stunning beauty of the Wye Valley. For the outdoor enthusiasts, the scenic Black Mountains and challenging Brecon Beacons are within an hour's drive.



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KEY FEATURES

- Grade II listed townhouse
- Sought after location
- Five well-proportioned bedrooms
- Three reception rooms
- Separate cottage/annexe
- 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.

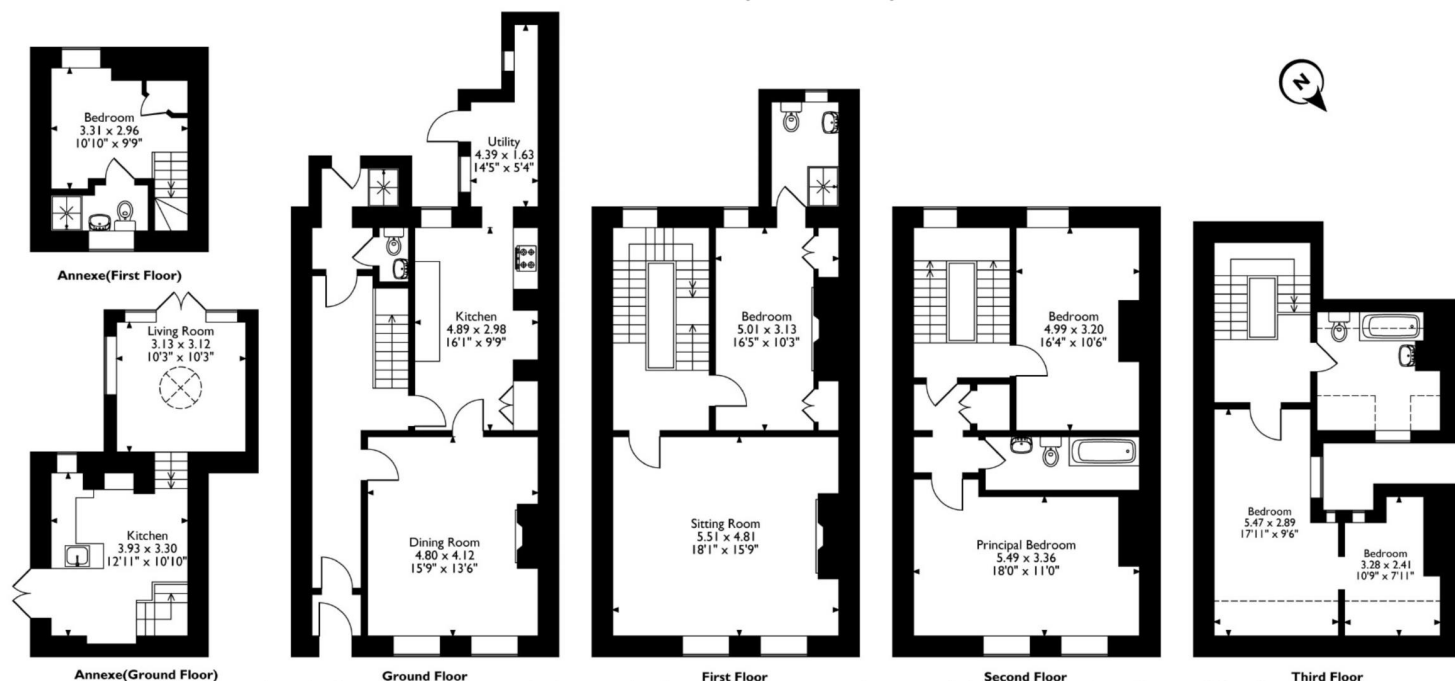
The kitchen is equipped with a selection of wooden wall and base units, a classic Belfast sink, an exposed brick open fireplace, stunning flagstone flooring and a generously sized sash window.

Further from the kitchen is the useful utility room which gives access to the generous rear garden and detached self-contained annexe, 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 and makes a perfect sitting room, stairs to the self-contained bedroom with exposed beams and ensuite shower room.

Hamilton House, 4, Glendower Street, Monmouth

Approximate Gross Internal Area
Main House = 209 Sq M/ 2249Sq Ft
Annexe = 37 Sq M/398 Sq Ft
Total = 246 Sq M/2647 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.

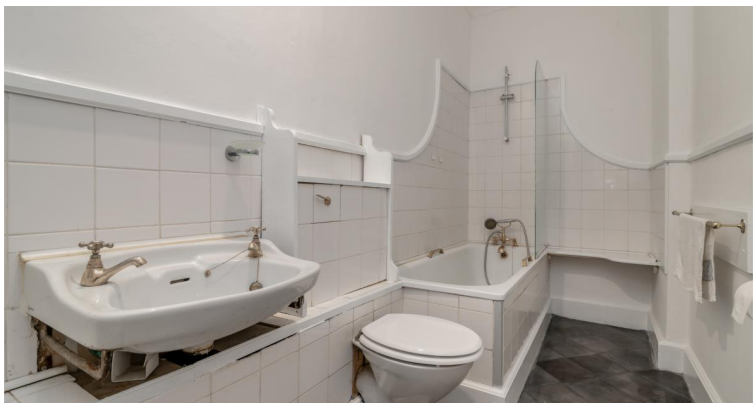
To the first floor, there is a beautiful drawing room which features sash windows with original shutters, high ceilings and a Victorian style cast iron fireplace.

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 room.

There are two further interconnecting rooms to this floor along with a further bathroom.



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.

AGENT'S NOTE

There is a flying freehold from next door's property over the bathroom.

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.

INFORMATION

Postcode: NP25 3DG

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: Exempt



2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
monmouth@archerandco.com
www.archerandco.com



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