



The Nurseries

Redbrook Road | Monmouth | Monmouthshire | NP25 4LE

FINE & COUNTRY



Step inside

The Nurseries

Guide price £865,000

Surrounded by stunning Wye Valley scenery and its famous undulating landscape, this spacious and welcoming home nestles within four acres of garden and grounds that feels like a secluded sanctuary, yet is only a short walk away from the bustling centre of Monmouth.

Paddocks and pastureland are joined by a pond and a charming two-level terrace next to the house that creates the ideal hub for relaxing, alfresco dining and entertaining from day through to night.

Surrounded by expansive views of the garden with woodland and hilltops as the backdrop, The Nurseries comes with wonderful equestrian facilities too. A Kingsland barn and outbuilding complex that includes three, lined stables plus power, lights and water, is an inviting new abode for the horses.

Inside the sprawling home for the humans there are four double bedrooms, with the principal boasting an impressive suite that is a peaceful sanctuary of built-in wardrobes, doors to the garden, and a vast five-piece ensuite that includes a double shower.

There's a spacious living room that can boast its own garden doors, as well as a feature fireplace creating a cosy winter evening cocoon, while the adjacent kitchen diner is a vast and sociable space that flows into a conservatory cloaked in glass and garden vistas on three sides.

Add a utility room, family bathroom and cloakroom and this impressive, much-loved home is a practical abode for families and perfect for people who love to entertain.

For buyers who are looking for seclusion combined with the convenience of being near amenities this well-placed home is ideal. All the shops, eateries and facilities of Monmouth's thriving centre are just a walk away, as are some of the county's top performing schools, with the captivating Wye Valley literally on the doorstep in the other direction.

Strolls through enchanting woodland and picnics on the river bank, as well as exhilarating river-based activities, are all within easy reach of this ideally placed home.

If work takes you further afield, or there's the urge to explore the surrounding countryside even further, the town has the easiest of access onto the A40 and M50 leading to Cardiff, Bristol and M4 to the south and Birmingham to the north.

But this welcoming house, with its enchanting garden and happy home for the horses too, will always be a joyful place to come back to.

Step Inside:-

Step inside this attractive home and you are instantly greeted with light, space and a contemporary ambience that effortlessly flows through every room, joined by captivating views of the garden and the Wye Valley beyond.

The hallway sets the inviting tone, with soft, nature-inspired shades complemented by the visually warming oak wood floor and masses of light cascading down into the space from multiple roof windows. It's a warm welcome that easily tempts you further inside to explore.

From the central hall of this substantial home there's access firstly to four bedrooms and a family bathroom. All the slumber spaces are doubles and all have built-in wardrobes and their own special vista of the tranquil gardens and landscape outside, but the principal can boast a suite that is most impressive.

A range of built-in wardrobes offers a place for everything so clutter is banished from this calm and peaceful space. The advantage of being a single-storey dwelling is utilised to the maximum with a set of sliding doors at the end of the room leading to the enchanting garden.



Imagine waking up to the sound of birdsong and gentle summer breezes wafting in through the open door, then wandering out for a lazy Sunday brunch surrounded by the views, away from the busier areas of this spacious home.

The private sanctuary continues through an archway that leads down into the principal bedroom's five-piece ensuite, boasting a sizeable double, walk-in shower and maybe the most restful spot in the house - a large bath full of bubbles ready to wash away stress and revive tired muscles at the end of a busy day.

Next to discover along the hallway is a spacious and enticing lounge that is a fabulous room for socialising. There's ample space for numerous squashy sofas and sizeable armchairs to cluster around the fireplace during the winter months for watching movies and football matches together as a family or for inviting a gaggle of friends over for endless hours of chatting, while in the summer you can slide the garden doors open and the party can seamlessly spill out into the garden.

But the sizeable lounge is not the largest social space within this well-designed home, as the adjacent kitchen diner is even bigger and, leading to a light-filled conservatory, is the perfect place for cooking up a feast within the well-equipped kitchen, enjoying a meal together at the large table, and then relaxing in the conservatory totally enveloped by garden views.

From hasty homework completed at the table to dinner parties with friends filled with laughter, and everything in-between, the kitchen diner can happily welcome it all as the beating heart of this much-loved home.

There's a separate and sizeable utility room, spacious four-piece family bathroom and bonus cloakroom that completes the layout of this beguiling home.

But it's the conservatory at the very end of the floorplan that is the space that is maybe the most tempting, cocooned in glass on three-sides creating a panoramic and peaceful, nature-filled view that will always take your breath away, whatever the weather.





Vendor Insight:-

"We were looking for a home in a good location with equestrian facilities onsite where we could keep our horses. We wanted easy access to amenities and schools, so we were excited to find that The Nurseries ticked all our boxes. Our children could walk to school by themselves and it's hard to believe that we're only a mile from the centre of Monmouth as it's so peaceful and quiet," say the owners.

"Monmouth is a lovely place to live with a welcoming and friendly community. There are two theatres and plenty of restaurants and pubs within walking distance which makes for a fun evening out before the short walk home. The location can't be beaten for outdoor activities, most of which can be accessed straight from the property, including mountain biking, woodland walks, riverside strolls, hacking, cycling, shooting, open water swimming, fishing, kayaking, canoeing, paddleboarding, cricket, rugby, and football; you name it, it's here!"

"The property is perfect for entertaining as we're not overlooked and have no near neighbours. The wraparound garden has different spots where we can sit and relax, such as the large BBQ area which is bathed in sun all day before giving way to the most stunning sunsets and there's nowhere better for breakfast in the sunshine. The garden and grounds are home to a wide range of wildlife and birds, including rabbits, squirrels, owls, woodpeckers, kingfishers, songbirds, and pairs of mallard and mandarin ducks who come back every year to breed."

"We tend to spend most of our time in the kitchen as it's a very sociable space. It's an enjoyable place to cook as there are views over the paddocks and our friends and family tend to gather round the table to chat and catch up. The lounge is the place to be in the winter as the open fire adds to the cosy ambience, and we also really like the master bedroom and huge ensuite. The house is always toasty warm as it heats up quickly and efficiently."

"We have upgraded the property and outside space during our time here which has included decorating throughout and replacing the family bathroom. Fencing has been added to the perimeter of the grounds and considerable work has taken place to assist with the upkeep which has kept the weeds down and the grass growing nicely. The outbuilding has been creosoted and we've also levelled one of the paddocks which can be used as an arena."



Step outside

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Step outside into a substantial four-acre garden that is an enchanting parcel of peace surrounded by mature trees and mesmerising Wye Valley views that expand to the hills on the horizon.

The grounds include a wooded brook and also the river bank of the River Wye down to the waters edge.

A sun-drenched terrace overlooking the garden and paddocks easily entices you out with a morning coffee accompanied by birdsong and can happily host large gatherings of family and friends, from alfresco dining to summer BBQs.

It's also the perfect place to spend a quiet evening watching the sky turn from day to night surrounded by nature and seclusion within this idyllic slice of Monmouthshire to call your own that includes a pond, pasture land and paddocks.

The horses will be happy here too, with equestrian facilities including an attractive Kingsland stable block and barn complex within the grounds. This impressive outbuilding is a practical addition to the home, offering light, power and water plus barns either side of the visually appealing archway boasting enviable amounts of storage.

There are currently three, lined stables that cluster around the courtyard, one of which could easily be used as a secure tack room, plus the storage barns also have potential to accommodate more stabling.

There's plenty of space to park horse boxes and multiple vehicles at the end of the private driveway plus an abundance of land to grow your own produce and make the land work hard for you.

The paddocks and garden lawns are a magical children's playground for family buyers that can easily accommodate football matches and play equipment and there's ample space to add a swimming pool too at this flat site.

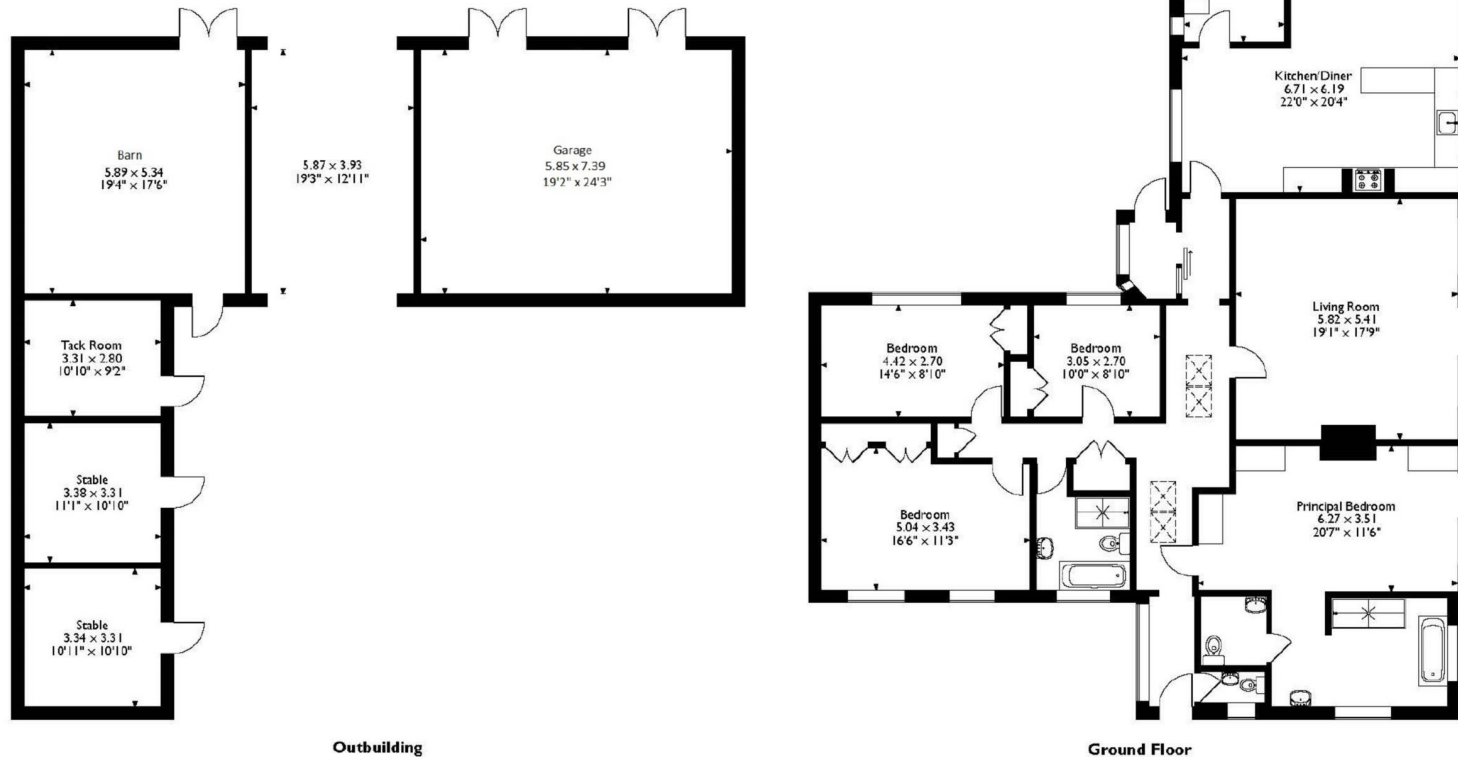
But the terrace will always call you back to watch the horses frolic in your own fields while you relax in peace and privacy away from the busy town, enveloped within your own idyllic world, or a tranquil stroll along the Wye's riverbank surrounded by this famous 'Area of Outstanding Natural Beauty' and all nature and wildlife it offers.

DIRECTIONS

What3words: [///hometown.texts.stream](https://www.what3words.com/#!/hometown.texts.stream)



Approximate Gross Internal Area
 Main House = 201 Sq M/2164 Sq Ft
 Outbuilding = 134 Sq M/1442 Sq Ft
 Total = 335 Sq M/3606 Sq Ft

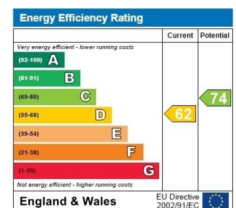


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 4LE | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Gas | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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