



Pen-y-Bryn

2 The Vineyard | Monmouth | Monmouthshire | NP25 3PU

FINE & COUNTRY



Step inside

A spacious contemporary family home, this detached four bedroom property offers all the benefits of town living, yet its leafy and secluded edge-of-Monmouth location gives a real sense of escape.

The architect-designed split level house, in 0.63 acres of mature grounds, is one of eight properties at The Vineyard, a sought-after cul-de-sac off Monmouth's Hereford Road. As a family home, it is ideally situated, within walking distance of Monmouth Comprehensive and the highly-regarded Haberdashers Monmouth independent schools, with a public footpath from the end of the driveway leading to Osbaston, where there is a primary school.

From its elevated position, it commands a stunning outlook over Monmouth and the surrounding landscape. Says the vendor: "What makes it special are the views over the town to the The Kymin and the Wye Valley and the views to White Hill and Coed y Bwnydd."

The flexible accommodation (2077 sq ft) includes four generous, first-floor double bedrooms and four reception rooms, one of which benefits from an adjacent shower room, providing the option of a fifth ground floor bedroom or possible guest annexe.

An easy stroll away, Monmouth is a vibrant town, hosting regular markets and a busy programme of events. Lining its historic streets and tucked away in pretty courtyards there are a variety of independent shops, tempting tea rooms and coffee shops, pubs and restaurants.

The town benefits from both a Waitrose and an M&S Food. With a history stretching back to Roman times, Monmouth is known for its iconic medieval fortified river bridge, its connections to Charles Rolls, of Rolls-Royce fame and as the birthplace of Henry V. The town boasts good leisure and recreation facilities, nearby world-class golf courses and, for live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre.

Situated right on the border between Wales and England and located on the site of three rivers, Monmouth is on the edge of the stunning Wye Valley National Landscape, an area of outstanding natural beauty. It is ideally placed for those who enjoy outdoor pursuits, wonderful walks, beautiful scenery, ancient castles and historic buildings.

From Monmouth, motorway links give easy access to Cardiff, Bristol and the Midlands, making the town attractive to commuters.

STEP INSIDE:-

This is an adaptable house which lends itself to family life, social gatherings and entertaining. One of its most impressive rooms, and the vendor's favourite, is the large living room, accessed off the split level hallway through double doors. The light and airy space, stretching from the front to the back of the house, has windows to the side and the rear and double glazed sliding patio doors to the front.



These can be opened to a balcony, from which there are views over Monmouth to the Kymin, topped by its distinctive Georgian castellated Round House. An attractive, modern fireplace, currently housing a coal effect gas fire, has the benefit of a chimney, with potential to be opened up or used for a wood burning stove. Next door to the living room is a large study, ideal for those working full or part-time from home.

For family mealtimes, there's plenty of space for a table in the generous kitchen/breakfast room, which, whilst serviceable, could benefit from updating. Across the hallway from the kitchen is a formal dining room with double doors to a further lounge. The lounge, which can also be accessed directly from the hallway, has double, sliding doors opening to a side patio, perfect for summer dining al fresco. Being right next door to a modern, ground floor shower room, the lounge also has potential as a ground floor bedroom. The flexible space could also be arranged as a guest annexe, incorporating the dining room.

The ground floor accommodation is completed by a handy utility room, situated off the kitchen, which has a door opening to the back garden.

Upstairs there are four double bedroom, all benefitting from useful built-in wardrobes and with two of them enjoying outstanding views over the town towards the beautiful Wye Valley. The master bedroom has a modern ensuite bathroom with a bath with a shower over and there is also a well-fitted family bathroom.

The well-presented house benefits from lots of practical storage space, it is double glazed and has been decorated throughout.







Step outside

The property is approached over a long, tarmac driveway which leads through the middle of the front garden to a large parking and turning area in front of a double garage.

The vendor particularly appreciates the property's quiet and private surroundings. The mature, wrap-around gardens of 0.63 acres are secluded by neat, high hedging, yet, commanding an elevated spot, they benefit from lovely views of the Monmouthshire hills. Patios to the front and side of the house also take advantage of the lovely outlook.

The gardens are laid to lawn, with flower beds and mature trees and there is a wooden garden shed.

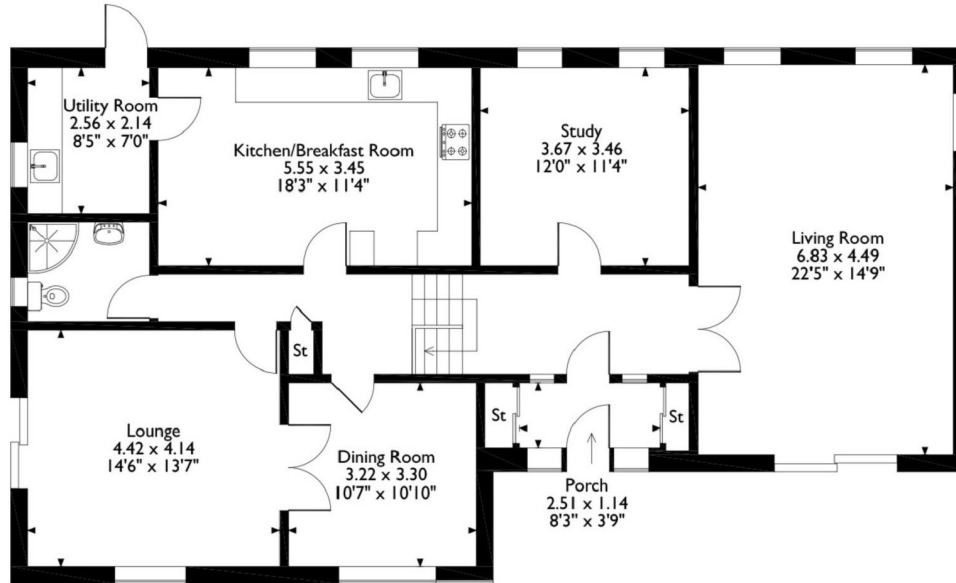
AGENT'S NOTE: We are advised that probate has been applied for on the property.

DIRECTIONS

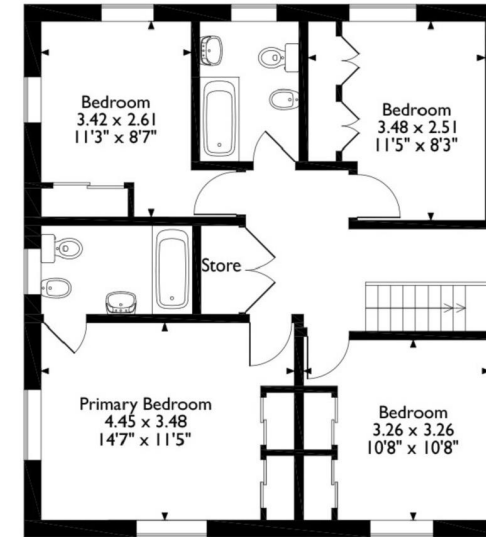
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Approximate Gross Internal Area
193 Sq M/2077 Sq Ft



Ground Floor



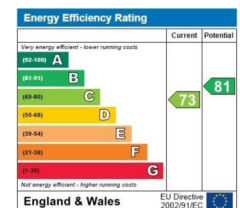
First Floor

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.

Postcode: NP25 3PU | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Gas | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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Fine & Country
Tel: 01600 775930
monmouth@fineandcountry.com
2 Agincourt Square, Monmouth, NP25 3BT