



Lower House
Mitchel Troy | Monmouth | Monmouthshire | NP25 4BL

SELLER INSIGHT

“It was the character of Lower House and its unrivalled south-westerly views of the magnificent Brecon Beacons and Black Mountains, sense of privacy and proximity to schools and access to many wonderful natural attractions that won us over,” say the owners of this beautifully modernised 17th century farmhouse. “It’s the perfect retreat away from the hustle and bustle of life yet not so remote that one feels isolated.”

Thoughtfully extended and sensitively upgraded, this exceptional property seamlessly blends period character with modern refinement, finished to an immaculate standard throughout. “We added a modern open plan extension with panoramic views and bi-fold doors to the al-fresco dining area – all upgrades have been done with sustainability in mind, featuring a high-spec biomass heating system, solar PV panels, and enhanced insulation, resulting in an impressive EPC rating of C,” say the owners.

“The open-plan kitchen extension is definitely the heart of the home. It’s where we’ve shared countless meals, laughter, and special moments with friends and family. The space is flooded with natural light during the day, and in the evening, it transforms into a cosy, inviting spot perfect for gatherings. It’s where conversation flows effortlessly, and everyone seems to gravitate – whether it’s cooking together, enjoying a drink, or just catching up on the day’s events,” explain the owners.

“The house benefits from some truly beautiful views. Mornings are particularly special, with the sunrise casting a warm glow through the windows, making it a peaceful place to start the day with a coffee. In the evenings, the garden is the perfect spot to watch the sunset, offering a quiet retreat to relax and unwind. Whether inside or outside, there’s always a sense of space and connection to nature that makes the home feel truly special.” They add, “the extensive outside space is a wonderful mix of dining areas and gardens with woodland and a stream – there are multiple places to play, hide and relax.”

This beautiful rural property is tucked away at the end of a rambling farm track, yet just minutes from main road access. “We have only three sets of neighbours – one is an organic farm renowned for being the birthplace of famous charcuterie brand. The area offers excellent state and private schools, and the house is close to vibrant Monmouth. It’s a bit of a foodie destination, near the famous Abergavenny Food Festival and several Michelin-starred restaurants. There are also brilliant walks for all ages.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

Lower House

Breathtaking views and just under 5 acres of landscaped grounds, paddocks and woodland make Lower House in Mitchel Troy a wonderful family home in the countryside. Sitting proudly in an elevated position, this spacious and versatile 17th century farmhouse combines timeless elegance and character with modern refinement for a luxurious rural lifestyle.

Location and situation

Mitchel Troy, or Llanfihangel Troddi, is a village located in the glorious Monmouthshire countryside. It's three miles from Monmouth, a thriving market town with a wide range of shops, including a branch of Waitrose, and a large number of services. Chepstow and Abergavenny, both of which have rail stations, are approximately 15 miles away, Newport 23, Cardiff 34 and Bristol 43, all of which are on major roads. The area is served by exceptional schools, including the Haberdashers independent schools for boys and girls in Monmouth.

Step inside:

The heart of Lower House is undoubtedly its open plan kitchen and dining room that makes the most of the panoramic views over Bannau Brycheiniog and the Black Mountains, with full-height glazing on two sides to create an unforgettable backdrop for family life.

Bi-fold doors at one end open up onto a south west-facing terrace that provides uninterrupted views across the valley and is the perfect spot for relaxing and watching the sunset.

This thoroughly modern, elegant kitchen has Rational Arctic White cabinets with sleek Silestone worktops, a central island containing an induction hob, sink and breakfast bar, and various state-of-the-art Miele appliances, including a steam oven and built-in coffee machine. Wooden floorboards and underfloor heating add to the comfortable environment and a separate pantry, utility room and WC lie close by.

Elsewhere the interior of this spacious home is rich in character, with beamed ceilings, wooden floorboards, striking fireplaces, exposed stonework and windows with deep ledges that frame the views. Decoration is of a high standard throughout.

There are two sitting rooms, both of which provide elegant spaces to relax. One lies off the kitchen, benefiting from the natural light flooding through the large windows, and has a stunning inglenook fireplace.







STEP INSIDE

Lower House

Five spacious double bedrooms can be found on the top two floors, each of which has been restored to retain character features and offer a luxurious environment.

The principal suite has a private dressing room and en suite shower room.

The bedrooms on the second floor are vaulted and retain their original trusses, with dormer windows providing plenty of natural light.













STEP OUTSIDE

Lower House

Environmentally friendly features such as electricity-generating solar panels, heating from a high spec bio-mass boiler and enhanced insulation means this property has an impressive EPC rating of C, a rarity for a property of this age and size.

Wrap around flag stone terraces provide plenty of space for relaxing, entertaining and watching wildlife, and lots of room for children to play. They accommodate a hot tub, barbecue, pizza oven and a gazebo. The landscaped grounds have mature fruit trees, stone-walled borders and an orchard.

Horse lovers and those wishing to keep livestock will be delighted with the large paddock and stables. The more formal gardens contain a sunken trampoline, fire pit and flat/pitch area for games. The slope leading down to the stream is used for a bank of solar panels that are strategically positioned to convert sunshine into electricity, while the stableblock houses a high spec bio-mass boiler.

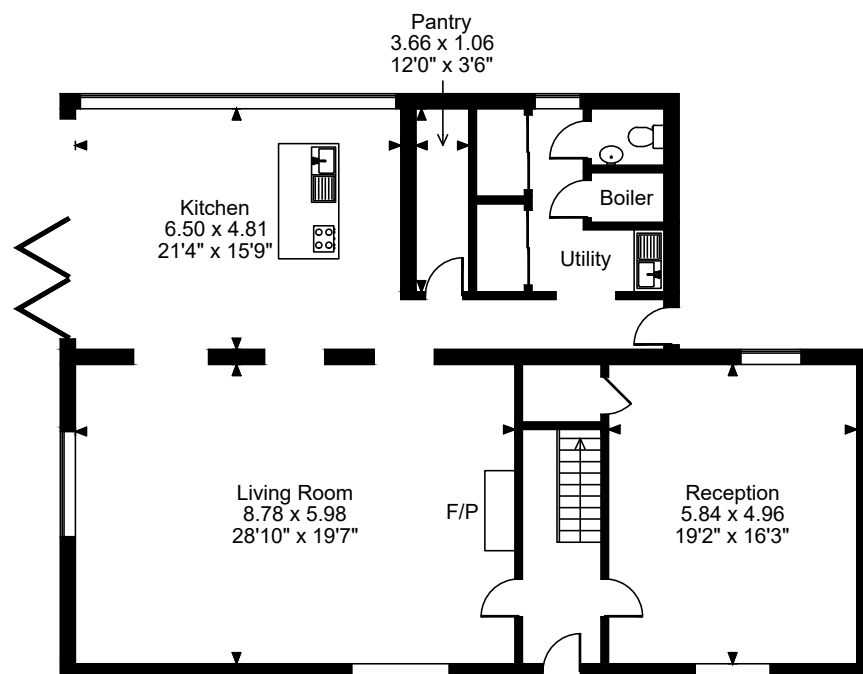
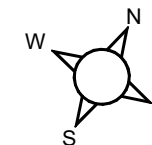
Lower House lies off a sweeping shared driveway on the edge of a farm reached from a quiet road and has plenty of space for parking, with a charging point for an electric car.



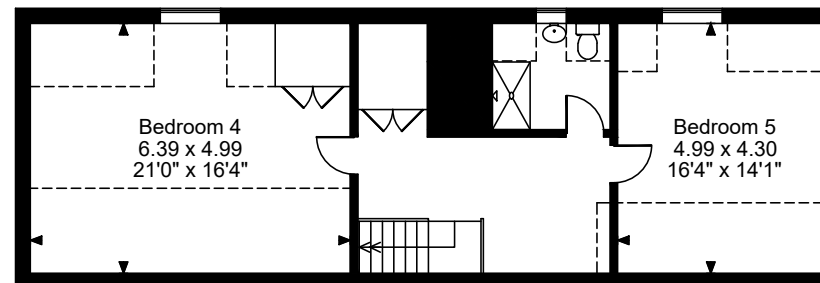




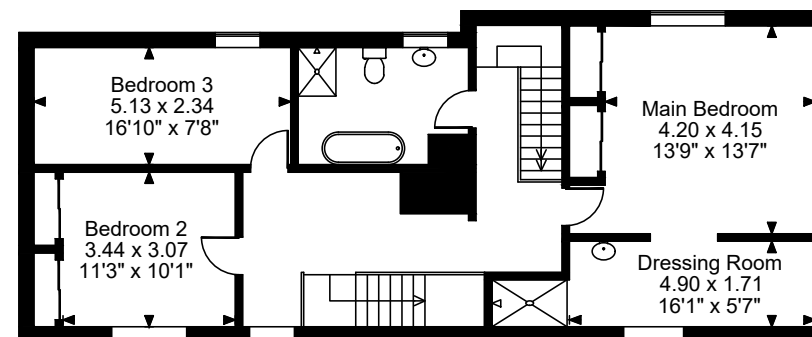
Lower House, Mitchel Troy, Monmouth
Approximate Gross Internal Area
3101 Sq Ft/288 Sq M



Ground Floor



Second 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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Council Tax Band: G
 Tenure: Freehold



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