



Rowancroft
The Hendre | Monmouth | Monmouthshire | NP25 5HH

SELLER INSIGHT

“Rowancroft has been our home for 34 years - and from the moment we first saw it, we were captivated by the peace and quiet it offered. Set in its own grounds, secluded and private, it immediately felt like a sanctuary. With parts of the property dating back to the 1800s, it offered character and history alongside great potential.”

“Over the years, we have modernised and improved the house, always with care to preserve its character. One of the most significant changes was the extension, creating a large kitchen, dining, and living area that has transformed the way we live. This addition brought an abundance of light into the home and, thanks to its position, gives beautiful evening sunsets to enjoy. We also added a garage with accommodation above, offering extra versatility and creating an ideal space for working from home.”

“My favourite room has always been the living room. With its spacious, south-facing aspect, it is a relaxing space where I read, play music, and watch television. The home itself is remarkably flexible, offering different moods and settings throughout the day and year. Each room has its own character, and I appreciate them all for different reasons.”

“The grounds are just as special. The property sits within over four acres of mainly parkland, approached by a long, tree-lined drive. My wife was a keen gardener, while I took great pride in caring for the parkland. The gardens and landscape reflect the changing seasons beautifully - it truly is a home for all seasons, with far-reaching views across farmland.”

“Rowancroft is perfect for entertaining. It has hosted countless family occasions - Christmases, Easters, birthdays, and joyful summer days with bouncy castles for the grandchildren. There is always space for everyone, and the home has a way of making each gathering feel cosy and intimate, especially with the log fires lit.”

“The community here, though rural and part of a small hamlet, has been a great source of friendship. A number of neighbours have become good friends. And with Monmouth just a short distance away, we have enjoyed the best of both worlds - peaceful country living alongside the convenience of excellent facilities.”

“When I leave, I will miss the tranquillity most of all - the comfort of the house, and the feeling of space it offers. It has been a wonderful family home that has grown and adapted with us over the years. I will particularly miss the courtyard, where I have spent so many evenings with a drink in hand, enjoying the perfect balance of sun and shade. While it is time for a new chapter and to downsize, I intend to remain local - which, I think, says everything about how special this area is.”*

* 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

Believed to date back to the 1800s, this characterful home blends period charm with modern family living. Original features such as exposed beams, fireplaces and generous room proportions hint at the property's heritage, while thoughtful extensions and updates have created a wonderfully versatile space filled with natural light and practical comforts.

A welcoming entrance hall sets the tone for the rest of the property, with generous proportions, a light and airy feel throughout much of the home, and practical features such as a cloakroom and a cloaks cupboard. The entrance hall sits at the heart of the home and flows beautifully into the rest of the reception rooms.

The living room is wonderfully light, with triple aspect windows and French doors opening out to the garden. A stone fireplace takes centre stage, creating a cosy atmosphere during the winter months. An archway leads to what is currently used as a library and study area, with ample space for a book collection. For families, it could serve as a play area—perfect for keeping toys neatly tucked away from the main living space.

A door within the living room reveals an unexpected surprise: a staircase leading down to the substantial lower ground floor, where you'll find a spacious room, currently used as a games room. There's room for a snooker table, table tennis, and even a model railway. It would also make a superb cinema room—the possibilities here are endless.

The jewel in the crown of the ground floor is the modern kitchen diner, a later extension that blends the old and new parts of the house seamlessly. The Shaker-style kitchen is well-equipped with space for a Falcon range cooker, dishwasher, and American-style fridge freezer. The dining and family area enjoys a vaulted ceiling and is flooded with light from four large Velux-style windows, while two sets of French doors open onto an alfresco dining area at the rear. Just off the kitchen lies a generous utility / boot room, providing ample space for white goods as well as a practical area for shedding muddy shoes and boots.

The formal dining room, just steps from the kitchen, is a darker, cosier space where the age and character of the home can truly be appreciated. A central fireplace with stove is flanked by a library nook and a drinks cupboard, while original wall beams create a charming feature.

Upstairs, there are four bedrooms in total. Two could easily be considered principal suites: one to the front enjoys a triple aspect outlook, a dressing room, and an en-suite; the other is a light-filled room with stunning views across neighbouring fields, fitted wardrobes, and its own en-suite. Another bedroom features a characterful fireplace and enjoys dual aspect views across both the fields to the rear and the garden to the front, while the fourth bedroom sits adjacent to a modern family bathroom.



















STEP OUTSIDE

The house enjoys a beautifully secluded position, set well back from the road at the end of a long private driveway that winds through stunning parkland-style grounds. A wide variety of trees, including horse chestnut, beech, willow, tulip trees, and acers, are thoughtfully scattered throughout the land, creating a wonderfully natural and informal landscape. This setting offers excellent privacy, with no immediately close neighbours.

The driveway culminates in a generous turning circle in front of the house, providing ample off-road parking. At the far edge of the land lies a gently wild woodland, with meandering paths cut through to encourage exploration while supporting insects and local wildlife.

In all, the grounds extend to approximately 4 acres and are naturally zoned into areas for everyone to enjoy. A large, level lawn is ideal for children's games, from football and croquet to lawn tennis, while an expansive patio at the rear of the house provides the perfect setting for al fresco dining and summer entertaining. For keen gardeners, there's a greenhouse and space to grow vegetables.

A range of outbuildings adds further appeal. A two-and-a-half garage with three sets of doors includes a bright, airy room above, currently used as a home office but equally well suited as a craft or hobby room. Attached to the rear of the main house is a stone outbuilding presently used for storage, with potential for conversion into a gym, office, or studio space (subject to the necessary consents).

A particularly charming feature is the rustic stone barn with cobbled flooring, currently a characterful log store, but with a distinct atmosphere that would lend itself beautifully to use as a party barn or entertaining space, or perhaps conversion into a guest or granny annexe, subject to planning.

Location and Situation

The Rolls of Monmouth Estate, now known as The Hendre, became the country seat of the Rolls family in 1767 and remained in their ownership until 1984. Rowancroft was one of the original cottages on the

estate and remained part of it until the estate was divided in the 1980s. The Hendre is most famously associated with Charles Stewart Rolls, the pioneering aviator and co-founder of Rolls-Royce, whose legacy continues to be tied to this historic family home.

Rowancroft lies less than five miles from Monmouth, providing easy access to all the town's amenities and attractions. Educational options range from local primary schools to Monmouth Comprehensive and the prestigious Haberdashers' independent school for boys and girls. Nearby, Llangattock School in Monmouth offers Montessori-style education, providing a distinctive, child-centred learning approach. Monmouth, offering a delightful mix of boutique shops, two theatres, a cinema, and well-known supermarkets including Waitrose and M&S Simply Food. The town and its surrounding villages are also home to several historic pubs, each adding character and tradition to the local dining scene. Outdoor enthusiasts are well catered for, with rowing on the River Wye, fishing on the River Monnow, and scenic walks through the Wye Valley to the east, while to the west lie the Brecon Beacons and Black Mountains.

The nearby Forest of Dean provides an abundance of cycling and hiking trails, along with picturesque woodland and rich wildlife. Golfers will appreciate The Rolls of Monmouth Golf Club, approximately a quarter of a mile from the property, home to a championship 6,733-yard course set amid superb countryside with far-reaching views of the Welsh hills, widely regarded as one of the finest in Wales and the UK.

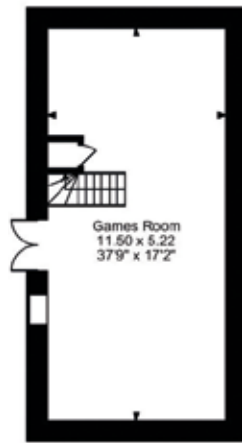
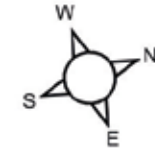
Transport links are excellent, with the A40 providing quick access to the M50 and M5 motorways north towards Birmingham, as well as routes south to the M4 for Bristol, Cardiff and the wider region.

DIRECTIONS - What 3 Words

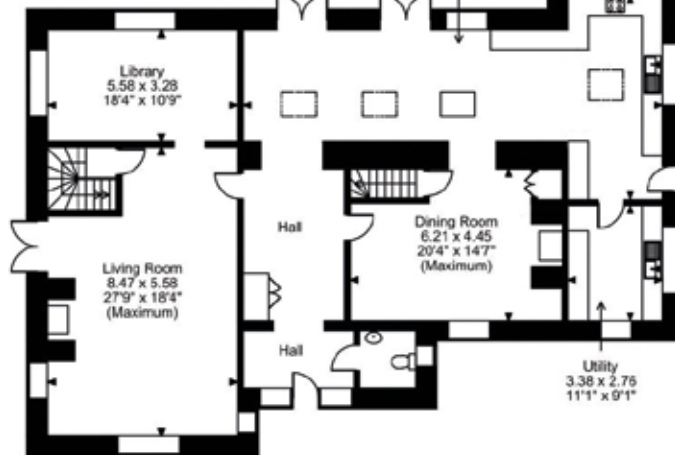
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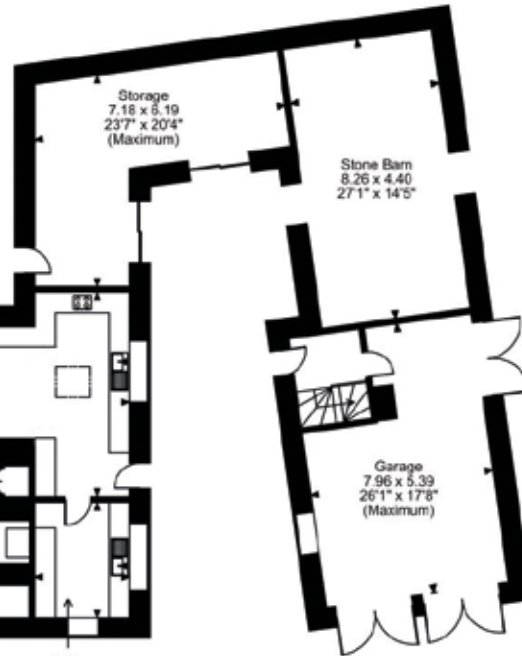
Rowancroft, The Hendre, Monmouth
Approximate Gross Internal Area
Main House = 3825 Sq Ft/355 Sq M
Garage Building = 705 Sq Ft/65 Sq M
Storage & Stone Barn = 719 Sq Ft/67 Sq M
Total = 5249 Sq Ft/487 Sq M



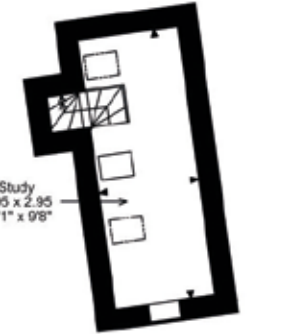
Basement



Ground Floor



First Floor



Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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