



Glenvale
Monmouth NP25 4LY



STEVE GOOCH
ESTATE AGENTS | EST 1985

£410,000

**** ONLINE TRADITIONAL AUCTION. ** AUCTION DATE TBC - PLEASE CALL OUR OFFICE FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING. ****

As you step up to the property you're greeted by a front garden adorned with lush greenery, setting the scene for the beauty that lies within. The rear garden is a true sanctuary, featuring multiple seating areas, and panoramic views extending along the stunning Wye Valley.

Moving inside, the stunning fitted kitchen is flooded with light from a glass atrium above and flows into a snug area complete with a cosy log fire. The dining room has lovely period features with its open fire, while the lounge offers a plenty of space to relax, with a bay window, log burner and doors out to the garden. Also downstairs is an unusually large utility room and bathroom. Moving upstairs, there are four generously sized double bedrooms, each superbly presented and boasting wooden flooring. In addition, there is a well-appointed shower room to compliment the downstairs bathroom.





LOCATION

Located along the eastern bank of the River Wye, Redbrook is enveloped by the Lower Wye Valley Area of Outstanding Natural Beauty, making it extremely sought after for outdoors lovers with all manner of pursuits on the doorstep. There are then a variety of other nearby attractions to explore such as the historic town of Monmouth, the ruins of Tintern Abbey, and the Offa's Dyke Path.

The village itself has a strong sense of community and there is an array of local events and activities to be enjoyed. With two great pubs, a local shop with post office and a village primary school, there is truly so much on offer.

BOOT ROOM

10'05 x 4'07 (3.18m x 1.40m)

Accessed via wooden front door. Side aspect window, hanging space for coats and high level shelving, door to the rear garden.

UTILITY

8'08 x 10'05 (2.64m x 3.18m)

Fitted units with wooden work tops. Space and plumbing for washing machine, space for fridge/freezer. Rear aspect window.

BATHROOM

9'08 x 6'07 (2.95m x 2.01m)

Panelled bath with shower over enclosed by tiling, low level wc, vanity wash hand basin, heated towel rail, storage cupboard, side aspect window.

KITCHEN

13'01 x 10'06 (3.99m x 3.20m)

Fitted wooden base, wall, drawer and shelf units with oak worktops, tiled splash backs and inset one and half bowl ceramic sink with mixer tap and separate hand held attachment. Five ring Rangemaster oven with extraction hood above and space and plumbing for dishwasher. The kitchen is flooded with light from a glass atrium in the ceiling and also has a rear aspect window out to the garden.

SNUG

10'06 x 8'09 (3.20m x 2.67m)

Fireplace with inset wood burner on slate hearth and recesses with book shelving and built in lighting on each side. Stairs lead up to the first floor.

DINING ROOM

12'0 x 12'0 (3.66m x 3.66m)

Windows to front with elevated views of front lawned area and football grounds, the room has lovely period features including a fireplace.

LOUNGE

17'01 x 9'10 (5.21m x 3.00m)

Three sided bay window, lovely open fireplace and french doors to garden.

BEDROOM 1

11'11 x 10'09 (3.63m x 3.28m)

BEDROOM 2

10'06 x 12'09 (3.20m x 3.89m)

BEDROOM 3

10'10 x 10'06 (3.30m x 3.20m)

BEDROOM 4

10'09 x 8'11 (3.28m x 2.72m)

SHOWER

7'02 x 6'04 (2.18m x 1.93m)

Fitted suite comprising, low level W.C, vanity wash hand basin and corner shower unit. Fully tiled walls and heated towel rail.

OUTSIDE

The gardens wrap around the property with a number of lawned areas with attractive flower and shrub borders. Following the path you reach a large sun terrace with a low level stone wall. Steps then lead up the tiered garden, leading to elevated views of the Wye Valley. At the top of the garden there is a useful stone shed.

POTENTIAL USES

The house presents tremendous opportunities for a variety of uses. It can serve as a wonderful family home in a vibrant village community close to the local primary school. It will also make a fantastic holiday home to escape to or a business opportunity to run as a holiday let or airbnb.

The current owners have been using the property as a holiday let and it has a proven record of success on this front. Please ask the office for more information.

AUCTION NOTES FOR BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase

the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,400 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

There is an additional buyer premium of £3,000 (plus VAT) which will be charged immediately online.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

SERVICES

Mains gas, electric, water and private drainage.

WATER RATES

TBC

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

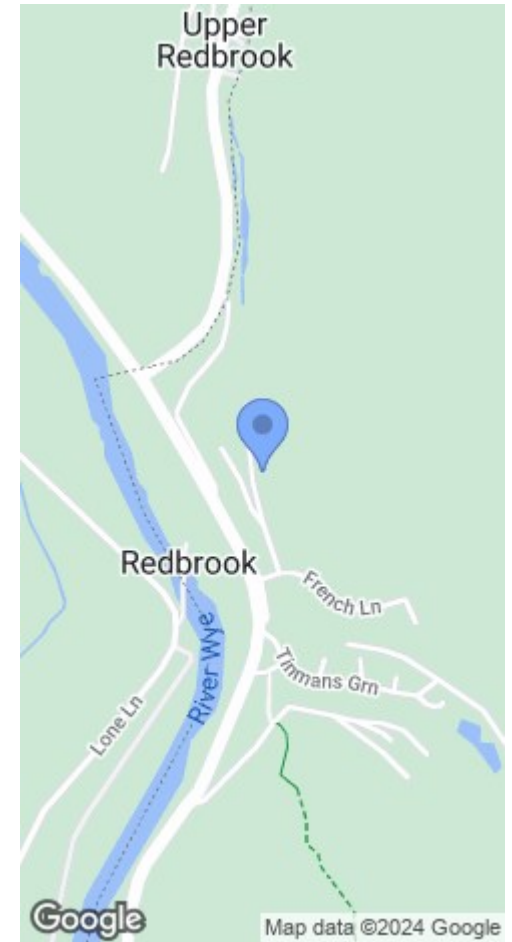
VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with SketchUp 2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(91-101) A			(81-91) A
(81-90) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
			EU Directive 2002/91/EC

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys