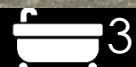

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**The Old Bakery Monmouth, Redbrook Monmouth
offers in the region of £650,000**

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No parking
Entrance to residential area

LEADING TO
TINMANS GREEN

About the property

Situated between Monmouth and Chepstow, within the pretty Wye Valley village of Redbrook, appreciating beautiful river views. Forming a central part of the village, this charming detached property, offers a combination of well proportioned private living accommodation, with the benefit of additional income from the leased out shop, which is an established business, run by a Ltd Company, comprising a superb general store and sub Post Office. There is also an adjacent self-contained ground floor apartment which is currently rented out. The primary residence is set on the first floor and takes full advantage of the views. In brief the character accommodation comprises; impressive Sitting Room with Oak flooring, feature fireplace with woodburner, two roll sash windows and projecting bay with casement doors to front aspect. Kitchen with Breakfast area, walk-in Pantry and door leading to terrace and garden. Three of the four Bedrooms overlook the front, also enjoying views of the River Wye and Village Green. There is a Bathroom and Shower Room. Along with the gas boiler, there is a thermal solar panel which contributes to heating the hot water. Outside, the garden is set to the rear, with a terrace and Summerhouse with hot tub. The attractive well stocked tiered gardens are a particular feature and enhance the overall setting. Situated to the front side of the property, is a substantial detached Garage/Workshop, with driveway alongside the apartment to a parking area.

Council tax - A

Accommodation

Situation

Within an Area of Outstanding Natural Beauty the popular village, which borders England and Wales, supports 2 thriving pubs, a successful primary school and is on a convenient bus route to other areas between, Monmouth, Chepstow and the Forest of Dean.

Entrance Porch

Approached via ornate part stained glass wooden front door. Decorative Victorian style floor tiles. Inner door to hallway.

Hallway

Oak staircase to upper floor.

First Floor Galleried Landing

Hallway with Airing cupboard, housing gas boiler.

Separate W. C.

Sitting / Dining Room

19' 8" x 18' 3" narrowing to 15' (5.99m x 5.56m narrowing to 4.57m)

Oak flooring. Projecting bay casement doors, two roll sash windows, overlooking countryside views of the River Wye. Fireplace with inset woodburner mounted on quarry tiled raised hearth.

Kitchen / Breakfast Room

17' 7" plus recess x 9' 7" (5.36m plus recess x 2.92m)

Fitted Oak units, comprising cupboards and drawers with antique china handles. Gas range with five ring hob and electric hot plate, Rangemaster canopy. Recessed pelmet lighting. Work surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap. Window to side and rear aspect. Utility area to one corner with space and plumbing for appliances. Adjacent walk-in Pantry area with shelving. Window and door leading to rear terrace and garden.





Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

Beautiful village green view to front.

Bedroom Two

13' x 9' 6" (3.96m x 2.90m)

View to front aspect.

Shower Room

Suite comprising Shower cubicle with Mira electric shower unit. Pedestal hand basin with shaver light and point. Airing cupboard, housing hot water tank, connected to thermal solar panel. Window to rear.

Bedroom Three / Study

15' 4" x 10' 10" (4.67m x 3.30m)

Window to front and side.

Bathroom

Suite comprising corner bath with shower attachment. W.C. Pedestal basin.

Bedroom Four / Dressing Room

10' 6" x 7' 5" (3.20m x 2.26m)

Window to side.



Outside

Detached Garage / Workshop

35' 4" x 16' (10.77m x 4.88m)

Substantial brick building with wide electric up and over roller door to front. Two windows to front and two windows to rear, along with power and lighting. Ideal potential for home studio/hobbies room.

Landscaped Garden

The grounds are set to the rear of the property, with a useful parking or low maintenance garden adjacent to the ground floor apartment. Steps lead up to the first floor level where there is an attractive sun terrace and area ideal for entertaining. Pretty Summerhouse with power, lighting and hot tub in situ. Steps lead up to the terraced lawned garden, which has been carefully created and planted to offer interest and texture. Well stocked with numerous established shrubs, plants and fruit trees. The upper level offers splendid distant views and a degree of privacy, with plenty of areas to provide relaxing seating.



Ground Floor Apartment

Entrance Hall

Sitting Room

15' 3" x 9' 5" (4.65m x 2.87m)

Kitchen

13' 5" x 9' 2" (4.09m x 2.79m)

Bedroom

12' x 9' 2" (3.66m x 2.79m)

Shower/Bathroom

Separate W. C.



Shop

Main Shop Area

18' 5" x 17' 5" (5.61m x 5.31m)

Upper Shop Area

14' 10" x 13' 7" (4.52m x 4.14m)

Inner Hall

17' 4" x 3' 5" (5.28m x 1.04m)

Wash basin door to:

Cloakroom

WC

Understairs Storage Area

Entrance Porch





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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