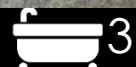

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Barque House, Redbrook Monmouth
offers in the region of £475,000



About the property

Situated between Monmouth and Chepstow within a popular semi-rural village with local amenities including shop with sub-Post Office, primary school, village hall, two pubs and enjoyable countryside walks in several directions. Formerly a pair of cottages which have been carefully combined to provide a substantial character home with potential for multi-generational living with stunning scenic river views along the Wye Valley. The charming accommodation also offers a degree of elegance, briefly comprising; three character Reception Rooms all with a fireplace and log burner. Beautiful fitted Kitchen with walk-in Pantry area, separate Utility Room and Cloakroom. The first floor offers, main Bedroom with en-suite Shower Room, three further Bedrooms and luxury Bathroom. A carefully designed second floor attic, provides a possible self contained suite, with open plan sitting area with exposed roof timbers, a log burner and feature Velux Cabrio skylight balcony, fully appreciating the stunning aerial views of the river. There is a Bedroom area and door to the Bathroom. Set to the opposite end is a further room, with plumbing. Outside, the private rear courtyard garden is paved, providing an ideal entertaining area, which flows around the side of the house, where there is an adjacent car-port. The ground extends to the opposite side of the road, where there is an extensive hardstanding parking area and a path leading down to the riverbank.

Council Tax - Band D

Accommodation

Accommodation As Follows:

Living Room

17' 3" max x 12' 9" (5.26m max x 3.89m)
Feature stone fireplace with part stone tiled hearth with inset Peanut log burner and alcoves to either side. Window to front with internal shutters. Yellow Indian Limestone flooring. Doorway adjoining rear internal lobby and door through to:

Dining Room

11' 5" max x 11' 4" (3.48m max x 3.45m)
Feature stone fireplace with stone hearth and inset Peanut log burner. Bay window to front with internal shutters. Yellow Indian Limestone flooring. Doorway to Inner Lobby. French doors to:

Kitchen

17' x 9' 5" (5.18m x 2.87m)
Comprising superb stylish fitted base and wall mounted units with concealed lighting, chrome hardware and topped with quartz work surfaces, incorporating a one and a half bowl single drainer sink unit with tiled splashback. Integrated appliances including American style fridge/freezer, induction hob with extractor over, oven, steam oven and dishwasher. There is a free-standing matching unit with quartz worktop and ceramic tiled uplift. Yellow Indian Limestone flooring. Front facing window with internal shutters and glass fronted display cabinets to either side. Door to front.

Pantry

Storage comprising wall and base units with partial exposed stone wall.





Family Room

17' 2" x 7' 2" (5.23m x 2.18m)

Fireplace with inset Peanut log burner set on a stone hearth with solid wood mantel over. Yellow Indian Limestone flooring, Window to front with internal shutter. Book shelving to one wall.

Utility

17' 3" x 6' 7" (5.26m x 2.01m)

Window to rear and door leading out to courtyard. Fitted with base units with wooden work surface incorporating one and a half bowl composite sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted (propane) Gas boiler. Quarry tiled floor. Skylight. Access to:

Cloakroom

With W.C. and hand basin.



First Floor

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

Beautiful views to front aspect. Fitted wardrobes.

Ensuite Shower

Ceramic tiled walls and floor with electric underfloor heating. Double shower cubicle with mixer shower over. W.C., wash hand basin with vanity unit, and cupboards. Window to rear.

Bedroom Two

12' 2" x 11' 9" (3.71m x 3.58m)

Superb feature working 'Minster' fireplace. Views to front aspect.

Bedroom Three

14' 9" x 10' 7" (4.50m x 3.23m)

River views to front. Built-in Airing cupboard with pressurised tank and shelving.

Shower/Bathroom

White suite comprising freestanding claw foot bath with mixer tap, wc, wash hand basin with vanity unit and tiled surface, corner shower cubicle with mixer shower, extractor fan, inset ceiling spotlights, ceramic tiled walls and floor, towel radiator, side and rear window.



Bedroom Four/Study

7' 9" x 6' 2" (2.36m x 1.88m)

A single bedroom or convenient home office enjoying window to front overlooking the river Wye.

Second Floor Attic Area

Additional Room

7' 4" x 11' 7" max (2.24m x 3.53m max)

Suitable for adapting further as plumbing in place.

Bedroom Five

10' 9" x 7' min (3.28m x 2.13m min)

A double room with exposed ceiling beams. Partial exposed stone walling. Inset ceiling spotlights. Built in single wardrobe. Front facing Velux window overlooking the river Wye. Doorway to:



Sitting Area

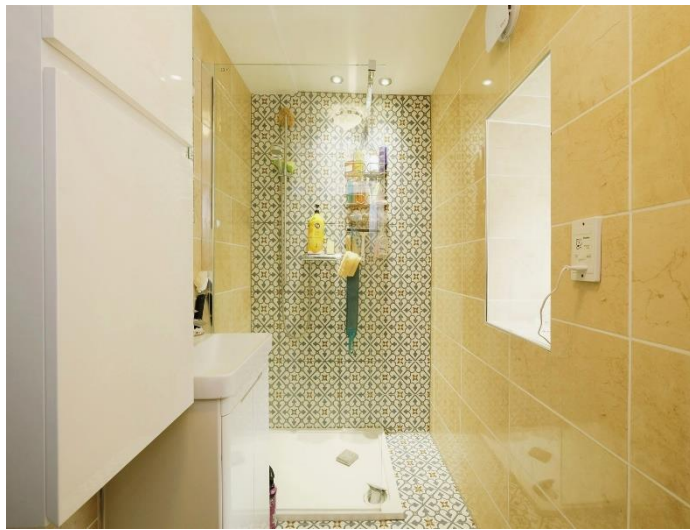
13' 1" x 7' extending to 14' 4" (3.99m x 2.13m extending to 4.37m)

Up a set of stairs leads to a bonus space that is possibly the highlight of the upper floors. The loft space has been utilised fully to create a lounge area with Peanut log burner, sleeping area and even an en-suite, all enveloped in the mesmerising myriad of exposed roof rafters and ceiling beams. An extra area of accommodation, it is ideal to accommodate multi-generational living needs.

Two feature Velux Cabrio skylight balcony nestled into the roof that, when opened, offers a private spot to sit and admire the vista down the valley in both directions across the River Wye and wooded hillsides opposite.

Bathroom

Fitted with 'P' shaped bath with shower over and side screen. Pedestal hand basin, wc, tiled to splashbacks, towel radiator, under eaves storage area, radiator, rear facing Velux window, extractor fan and inset ceiling spotlighting.



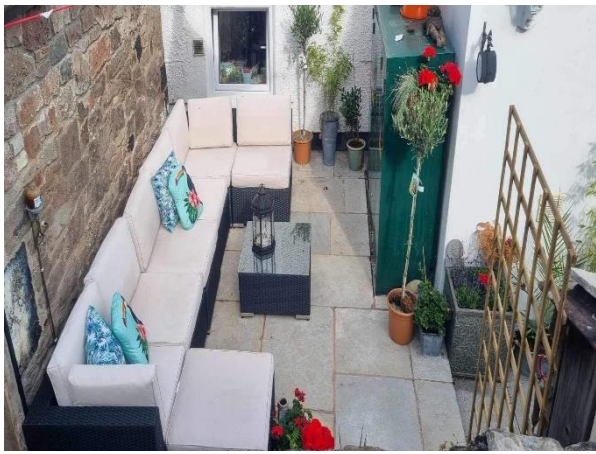
Outside

Attractive walled courtyard garden, set to the rear, being paved providing a delightful low maintenance area ideal for entertaining. Useful garden shed, log store and concealed gas cylinder storage area. Leading around to the side of the property where there is a carport having double doors. Along the front of the house there are wrought-iron railings with a path/display area for plants. On the opposite side of the road is an extensive hardstanding with space for 5/6 cars. Steps lead down the riverbank, in the Summer when the river is lower, there is usually an accessible lawned area, providing an idyllic setting for relaxation. There may be the possibility of joining the enthusiastic local Angling club.

Agents Note

A right of access has been granted for the neighbouring property to have access via the courtyard garden gate for fuel deliveries and maintenance.







Ground Floor



Second 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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