

 3  1  3

The Firs Staunton Road, Monmouth

offers in the region of £650,000

 **peter
alan**

01600 714355
monmouth@pablack.co.uk



About the property

A superb opportunity to acquire a charming period property set within approximately 3.5 acres of gardens and open fields, offering tremendous potential for renovation and enhancement. This characterful residence, though in need of some updating, presents a rare chance to create a truly special home in a picturesque rural setting.

The accommodation includes a welcoming hallway leading to three generously proportioned reception rooms, a porch, and a spacious kitchen/breakfast room. A cellar provides additional storage or potential conversion space. On the first floor, there are three well-sized bedrooms, a shower room, and a versatile study or storeroom.

Situated within easy reach of Monmouth town centre, the property enjoys excellent access to both private and state educational facilities, including the highly regarded Haberdashers' Schools for boys and girls. The nearby hamlet of Symonds Yat enhances the location's appeal, renowned for its breathtaking countryside, dramatic views across the Wye Valley, and peaceful surroundings.

A network of scenic woodland walks and cycle trails can be accessed directly from the doorstep, offering a lifestyle immersed in nature and tranquillity, with the meandering River Wye and its expansive valley forming a stunning backdrop. This is a rare chance to secure a home in one of the region's most desirable rural locations.

Accommodation

Hallway

Enter via main entrance door to hallway. Doors to lounge, sitting room, porch, cellar, dining room and kitchen. Sash window to rear elevation. Radiator.

Sitting Room

14' x 12' 1" (4.27m x 3.68m)
Sash window to front elevation. radiator. Feature Fireplace

Lounge

19' 4" max into bay x 13' 4" (5.89m max into bay x 4.06m)
Bay window to front elevation. Sash windows to front. Feature fireplace. Radiator.

Porch

Ceramic tile flooring. Window to side. Door to side.

Dining Room

13' 9" x 12' 1" (4.19m x 3.68m)
Window to side. Radiator. Feature fireplace.

Kitchen/Breakfast Room

28' 7" x 8' 1" (8.71m x 2.46m)
Range of base units with laminate worktops incorporating a stainless steel sink and drainer. Plumbing for washing machine. Windows to rear and side elevations. Electric cooker point. Space for fridge freezer. Ceramic tile flooring. Two radiators. Wall mounted gas boiler. Glazed door to front.

Cellar

22' 1" max x 20' 8" (6.73m max x 6.30m)
Window to front.





First Floor Landing

Feature staircase. Stained glass sash window to rear elevation. Radiator. Access to loft. Doors to;

Bedroom One

13' 3" x 12' 8" (4.04m x 3.86m)

Glazed French doors to balcony to front with pleasant views over gardens and surrounding countryside. Radiator.

Bedroom Two

14' 4" x 12' 9" (4.37m x 3.89m)

Sash window to front elevation. Radiator.

Bedroom Three

13' 5" x 11' 5" (4.09m x 3.48m)

Radiator. Sash window to side.

Study/Store Room

7' 1" approximately x 4' 1" (2.16m approximately x 1.24m)

Sash window to front elevation. Shelving.



Shower Room

Comprising close coupled WC, pedestal wash hand basin and double shower cubicle. Ceramic tile flooring. Radiator. Sash window to side elevation.

Outside

Vendor has advised that the property sits within approximately 3.5 acres which includes patio areas. Areas laid to lawn. Driveway to property with parking for multiple vehicles. Workshop/storage.







01600 714355

monmouth@pablack.co.uk



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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

