Knight Frank



CHAPEL HOUSE

NP25 3PA



CHAPEL HOUSE
THE PARADE, MONMOUTH

One of Monmouth's finest Grade II* listed houses.



Local Authority: Monmouthshire Council

Tenure: Freehold



HISTORY OF CHAPEL HOUSE

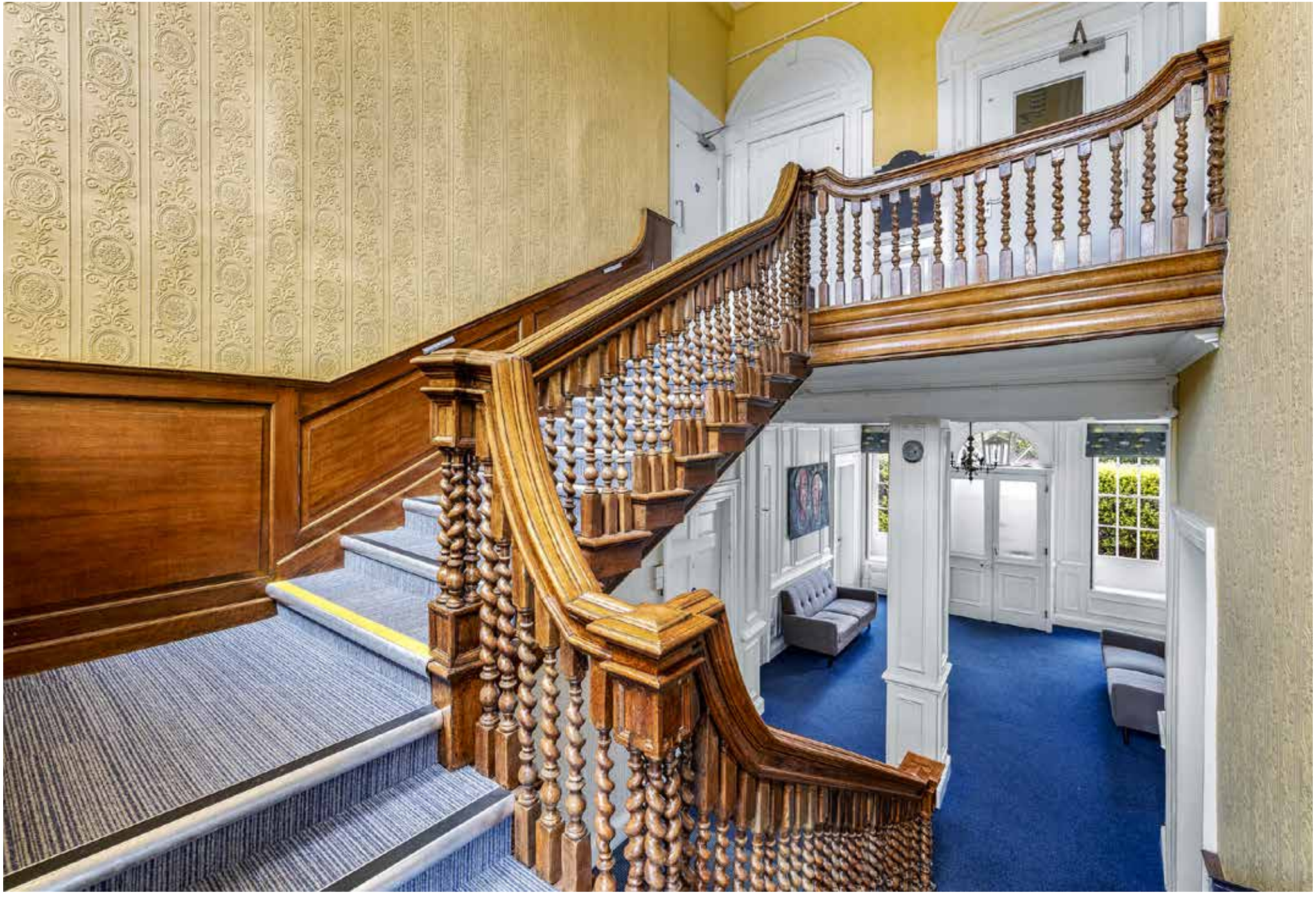
Built for William Rea, ironmaster and former Mayor of Monmouth in circa 1720, the house was given all new windows and a new entrance doorway in c1800, apparently by another ironmaster, David Tanner. Much of the panelling and plasterwork in its present form probably dates from the restoration by Humphrey Farran Hall in 1910. The building was re-roofed in the late C20 and all the large chimney stacks removed. The property was most recently used as a boarding house for Monmouth School.

The garden, garden walls, railings and gateway (circa 1800), are Grade II listed in their own right, whilst the gardens are also designated as Registered Historic Parks And Gardens (RHPG).









THE PROPERTY

- Grade II* Listed.
- 12,000 Sq. ft. Georgian mansion. circa 1720.
- River frontage.
- Parking, gardens and outbuildings.
- Formerly a school boarding house.
- Suitable for a number of alternative uses; hotel, care home, events venue or private residence. (subject to consents)
- Grounds with river frontage extending to about 1.43 acres. The garden at Chapel House is Listed Grade II for its historic interest as a rare example of a substantial terraced town garden dating to the early eighteenth-century. There is a wide, lawned terrace on the west side of the house, below is sloping ground next to the river, formerly an orchard. A levelled area of lawn, formerly a lawn tennis court, lies at the north end. A map of 1835 shows the present layout plus an orangery, which was a substantial building the brick footings of which are visible against the boundary wall at the north end of the upper terrace.
- Located a short distance from the town centre, in a very attractive setting within the Monmouth conservation area with views over the protected Vauxhall Meadows.







SERVICES

Utilities – Mains electricity, gas and water and drainage.
Council Tax - House Master's rooms: Band F. Tutor rooms: Band C
Private, off street parking.
Chapel House is Grade II* Listed (The garden, garden wall and gates are Listed Grade II)
Within the Monmouth Conservation Area and Garden registered as historic park and garden.
Flood risk - Very Low (Less than 0.1% chance of a flood each year)
Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.
Internet connection - Fast broadband connection is available. We advise you to check with your provider.
Advice has been sought from Monmouthshire Council for a change use from a boarding house (C2) back to a single dwelling (C3). There is no objection in principle from the Planning Authority and a copy of their pre-application advice can be obtained from the agents.





LOCATION

https://w3w.co/goodness.escalated.strut

Chapel House is located within walking distance of the centre of this historic market town. Monmouth has an excellent selection of independent boutiques, cafés, restaurants and has a golf course and theatre.
Dining is a particular highlight, with the Michelin-starred The Walnut Tree and The Whitebrook both close by.
There is excellent schooling, both state and private, including Haberdashers' Monmouth School.
Monmouth is particularly well connected. The M48 and M4 motorway networks provide access to Cardiff, Bristol and London, while the M50 offers routes towards the Midlands. Rail services from Newport provide regular direct connections to London Paddington.






Kingscot
Haddon Lodge
Area: 1.43 acres
(5773 m²)
ED Bdy
Chapel House
THE PARADE
A466
MONKSWELL ROAD
28.2m
27.2m
LB
Y Berllan
The Vicarage
The Chantry
1 to 5
Greystones
The Gables
Monnow Bank House
Monks Gate
1
9
11
13
33
27
2
23
25
21
20
15m
30m
45m
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Chapel House, The Parade, Monmouth, Monmouthshire, NP25 3P



Approx. Gross Internal Floor Area
Main House = 12265 sq. ft / 1139.64 sq. m
Storage = 381 sq. ft / 35.46 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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