



Chapel House
The Parade | Monmouth | Monmouthshire | NP25 3PA

STEP INSIDE

There are homes that impress, and there are homes that inspire. Chapel House unquestionably belongs to the latter, a landmark Georgian residence of exceptional architectural presence, offering a rare opportunity to create one of Monmouth's most impressive family homes, filled with considerable architectural and historic significance.

This Grade II* listed property believed to date back to the early 18th century is attributed to ironmaster and former mayor William Rea and displays the refined symmetry and classical proportions typical of the Georgian period. From the moment of arrival, its stature is unmistakable, with curved stone steps rising to a pedimented entrance framed by fluted pilasters and a delicate fanlight, while sash windows, quoins and a Welsh slate roof complete the composition.

Inside, the house begins to reveal its remarkable story. The reception hall is a space of real theatre, featuring wooden dado panelling, a decorative plaster ceiling and an elegant sweeping staircase with twisted balusters and a moulded handrail.

To the left, two interconnecting reception rooms provide beautifully balanced living spaces, each centred around original fireplaces and enriched by exquisite timber panelling, including an inscription recording restoration by Humphrey Farran Hall in 1910. Large sash windows with shutters flood the rooms with natural light, creating spaces equally suited to entertaining and everyday living.

To the right, a generous dining room and study offer further versatility, while a secondary staircase reflects the home's layered history. Throughout, craftsmanship and period detail are evident at every turn, including a historic fireback bearing the initials of William Rea and the date 1720.

Beyond, the former service wing and stable annexe provide extensive ancillary accommodation, currently arranged with kitchens, living areas, utility spaces and additional rooms. This substantial section of the property offers exceptional scope for reconfiguration, whether for guest accommodation, multi-generational living or the creation of bespoke lifestyle spaces such as a cinema, gym or wellness suite (subject to the necessary consents).

In total, the house extends to over 12,000 sq ft, with bedroom accommodation arranged across the upper floors. The layout still reflects its previous use as a boarding house, but the property now presents a substantial and compelling opportunity for restoration into an exceptional private residence, or for alternative Use Classes, such as a boutique hotel, high-end care facility, offices, or retirement village, subject to the necessary planning consents.

Chapel House is offered for sale on a freehold basis.





















STEP OUTSIDE

The grounds are as compelling as the house itself, extending to approximately 1.43 acres and forming part of Monmouth's historic conservation setting. The garden walls, railings and gateway are Grade II listed, while the gardens themselves are also registered Grade II, reflecting their heritage significance.

A pathway leads through lawns and mature planting towards the front entrance, creating a sense of privacy and arrival despite the central location. Walled gardens to either side provide structure and character, while to the rear, terraced lawns descend gently towards the River Monnow.

The outlook is particularly special, with Vauxhall Meadows and open countryside beyond, offering a tranquil and ever-changing backdrop.

The grounds provide generous space for outdoor living, entertaining and relaxation. A large walled hardstanding area, accessed via double gates, offers ample parking, complemented by additional outbuildings including a workshop and storage, along with a paved terrace behind the house.



LOCATION & SITUATION

Situated along The Parade, one of the most prestigious addresses in Monmouth, Chapel House is ideally placed to enjoy the charm and convenience of this historic market town.

Monmouth offers a vibrant yet relaxed lifestyle, with an excellent selection of independent boutiques, cafés and restaurants, alongside everyday amenities including Waitrose and M&S Simply Food. The town also hosts regular markets, cultural events and benefits from leisure facilities including a golf course and theatres.

Dining is a particular highlight, with the Michelin-starred The Walnut Tree and The Whitebrook both within easy reach.

The area is well regarded for education, with excellent options including Haberdashers' Monmouth School and other highly respected local schools.

Despite its idyllic and central setting, Chapel House is 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, while Bristol Parkway and Bristol Temple Meads offer additional high-frequency services to London and beyond, making travel and commuting both practical and efficient.



Current Floorplan

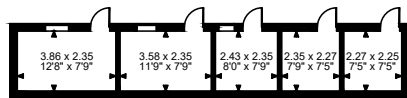
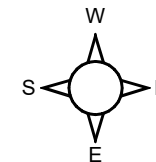
Chapel House, The Parade, Monmouth

Approximate Gross Internal Area

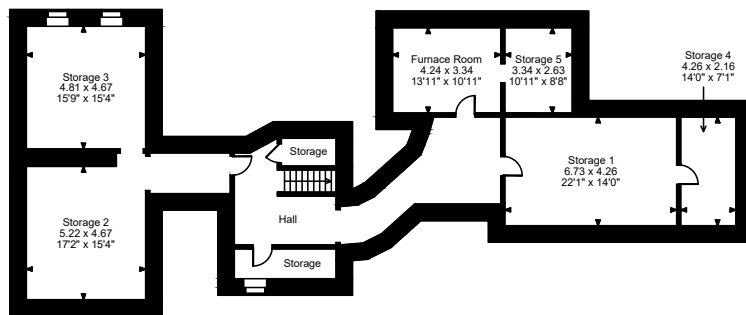
Main House = 11906 Sq Ft/1106 Sq M

Storage = 381 Sq Ft/35 Sq M

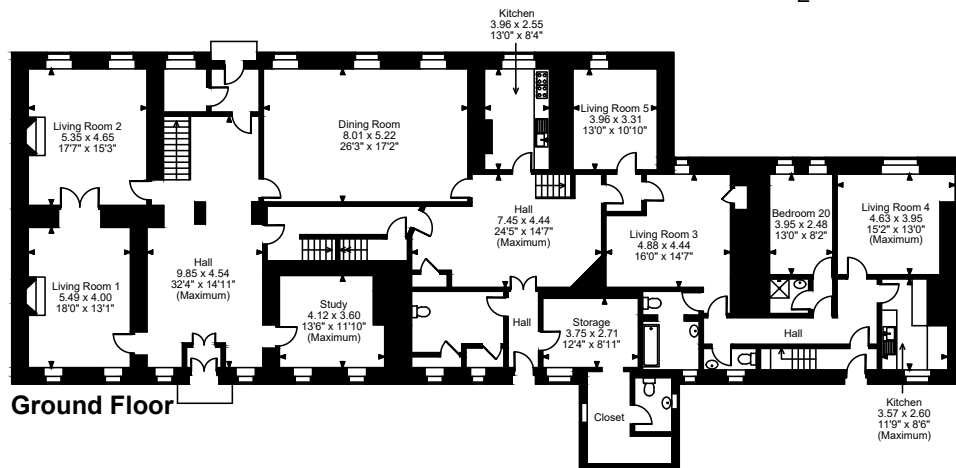
Total = 12287 Sq Ft/1141 Sq M



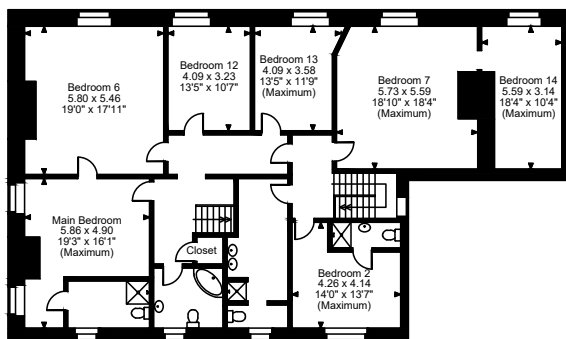
Storage



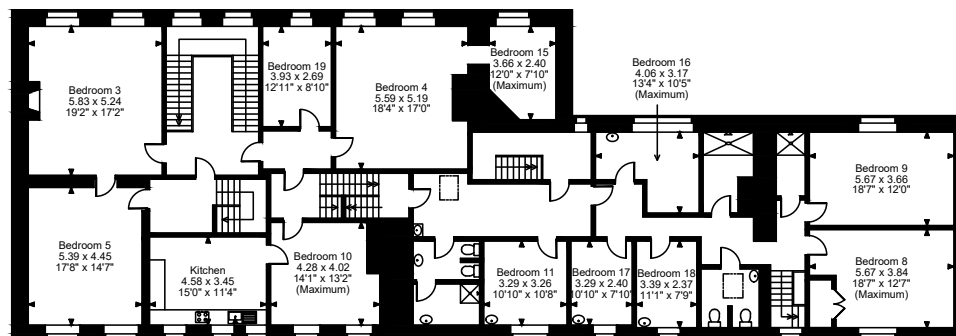
Basement



Ground Floor



Second Floor



First Floor



Council Tax Band: F
Tenure: Freehold

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Architect Proposed Floorplan

We warrant that we have carried out a reasonable inspection of the property in accordance with the terms of our contract.
 We do not warrant that we have carried out a full structural survey or a full asbestos survey.
 The drawings and floor plans are for information only and do not constitute an offer of any financial product.
 The drawings are not to be used for any other purpose without the prior written consent of the architect.



APEX ARCHITECTURE

The One, St Vincent Close No. 10, Monmouth, Gwent, NP23 5BT
 01495 890 889
 01495 890 890
 01495 890 891
 01495 890 892

Information Sheet

Project Name: Monmouth School, The Parade, Monmouth, NP23 5PA

Proposed Floor Plans

Drawn by: M207ch	Drawing No: 200	Revised: N/A
Date: 1:00 @ 87	Scale: Pre-plot	Date: March 2025

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Fine & Country Monmouth
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01600 775930 | monmouth@fineandcountry.com

