



Redbrook Road  
Upper Redbrook NP25 4LU

**SG** | CLASSIC &  
COUNTRY  
COLLECTION

# Redbrook Road

£799,999

## Upper Redbrook NP25 4LU

**A REMARKABLE SEVEN-BEDROOM PERIOD RESIDENCE** steeped in **OVER 500 YEARS OF HISTORY**, offering **ELEGANT RECEPTION ROOMS ADDED IN THE 1730s**, **SIX BATHROOMS**, **EXTENSIVE CELLAR SPACE**. All in all, an **EXCEPTIONAL LIFESTYLE BUSINESS OPPORTUNITY**, all set within the heart of the **WYE VALLEY** village of Redbrook.

Inglewood House is a truly exceptional and character-rich home, offering not just accommodation, but a lifestyle deeply rooted in history. Originally dating back to the 15th century, the property was later extended in the 1730s when a local squire sought to create a grander frontage, adding the impressive formal reception rooms that now define the home. With the original structure built into the rock face, the only direction for expansion was forwards a decision that gives the house its distinctive and elegant presence today.

Set within the picturesque village of Redbrook, on the banks of the River Wye, Inglewood House has been lovingly maintained and thoughtfully adapted to suit modern living while preserving its extraordinary heritage. The property has been operated as a successful bed and breakfast, offering a rare opportunity to combine a beautiful home with a proven lifestyle business, or to enjoy it as a substantial private residence or multi-generational home.





## LIFESTYLE & BUSINESS OPPORTUNITY

Inglewood House has been successfully operated as a bed and breakfast and achieved a 5 star rating on TripAdvisor and 9.6 on Booking.com. The current owners have established strong relationships with walking tour companies, including those offering walks along the Offa's Dyke path, providing a steady and reliable stream of guests. This makes the property particularly attractive for those seeking a lifestyle business in a highly desirable location.

Redbrook is a thriving village known for its strong community spirit, riverside walks and easy access to some of the region's most celebrated landmarks, including Tintern Abbey and the wider Wye Valley Area of Outstanding Natural Beauty. Monmouth is a short drive away, offering boutique shopping, cafés and restaurants.

## ACCOMMODATION OVERVIEW

The property offers seven bedrooms and six bathrooms, arranged over three principal floors, alongside generous reception space and extensive cellar rooms. Throughout the house are original features including exposed beams, panelled walls, stone fireplaces, sash windows, and a charming curved staircase that immediately signals the home's period pedigree.

Two principal reception rooms, a formal dining room, a sitting room and a conservatory provide a variety of spaces for entertaining, family life or guest use. The upper floors offer excellent flexibility, with scope to reconfigure part of the top floor into a self-contained accommodation (subject to necessary consents). The property offers exceptional flexibility and can be easily configured to suit a variety of arrangements. By simply closing internal doors, the accommodation can provide attractive owner's quarters comprising three bedrooms while still retaining four guest letting rooms. Alternatively, the layout can be arranged to create up to six letting bedrooms, with the ground-floor bedroom utilised for owner accommodation if preferred. This adaptable design ensures the property can readily meet a range of residential or business requirements.

## ENTRANCE HALLWAY

**12'02 x 12'01 (3.71m x 3.68m)**

The entrance hallway sets a suitably grand tone, with tiled flooring, dado rails, decorative coving and an elegant archway framing the original curved staircase. Solid timber doors lead to the main reception rooms.

During the property's time as a successful bed and breakfast, the entrance hall has served as an excellent guest reception and office area. Previously, it has also been used as a formal dining space, while equally functioning as a striking and welcoming central hallway befitting the stature of the home.

## LOUNGE

**26'06 x 11'09 (8.08m x 3.58m)**

A stunning formal space, centred around a decorative fireplace with marble mantel and wood-burning stove. Large French windows with wooden shutters flood the room with light. The room opens through to the conservatory, creating a seamless flow between indoor and outdoor living.

## CONSERVATORY

**12'06 x 8'07 (3.81m x 2.62m)**

A light and airy room, with doors out to the garden.



## DINING ROOM

16'10 x 11'09 (5.13m x 3.58m)

An elegant room with an open fireplace set within decorative tiling and a marble surround. The dining room is large enough for lavish dinner parties or for feeding guests breakfast before they set off along the Offa's Dyke.

Notably, the former butler's pantry still remains, marking where the original staircase once rose from the cellar where the kitchen would have been in the 1700's.

## GROUND FLOOR BEDROOM / OFFICE

16'01 x 10'08 (4.90m x 3.25m)

A beautifully characterful and highly versatile room featuring a cast iron fireplace, and charming built-in dresser. Currently used as the owners' bedroom, the room benefits from a degree of separation from the guest accommodation, offering privacy and flexibility. Equally well suited as an additional reception room, home office or snug, this space adapts effortlessly to a variety of lifestyle needs.

## KITCHEN

13'10 x 15'05 (4.22m x 4.70m)

The heart of the home, this warm and inviting kitchen is fitted with quality units and an AGA, complemented by flagstone flooring and exposed beams that reinforce the property's period charm. There is ample space for a family dining table, making it a natural hub for everyday living and entertaining. A stable door provides access to the outside, while a secondary staircase rises from the kitchen to Bedroom Three, offering an additional and highly practical route to the first floor and enhancing the home's flexible layout. There is also a staircase which leads down to the Cellars.

## CELLAR ROOMS

A particularly exciting feature of Inglewood House is the large cellar, comprising two substantial rooms measuring (13'10 x 14'07) and (16'10 x 11'08). These spaces offer enormous potential for conversion into a home cinema, gym, studio, workshop or wine cellar, subject to requirements - a rare and valuable asset in a period home of this nature.

## UTILITY ROOM

10'10 x 8'08 (3.30m x 2.64m)

With a Belfast sink, generous storage and larder.

## CLOAKROOM

4'05 x 4'02 (1.35m x 1.27m)

Positioned off the hallway with W.C and wash hand basin.

## FIRST FLOOR

From the entrance hall stairs lead up to the 1st Floor.

## ANTE ROOM

12'04 x 11'11 (3.76m x 3.63m)

Used as a guest area with seating and access to the three double bedrooms on this floor as well as providing access to the second floor.

## BEDROOM ONE

18'06 x 11'06 (5.64m x 3.51m)

The principal bedroom, lovingly called the 'Red Room', oozes character with panelled walls and a wonderful view to the front towards the River Wye.







### EN-SUITE

**10'07 x 13'03 (3.23m x 4.04m)**

A four piece en-suite with freestanding bath, separate shower, w.c and basin. The room also features a fireplace and a large storage cupboard.

### BEDROOM TWO

**16'05 x 11'08 (5.00m x 3.56m)**

Another large double bedroom, again with views to the front over the River Wye.

### SHOWER ROOM ONE

**6'05 x 6'03 (1.96m x 1.91m)**

Accessed from the Ante Room providing a shower room for Bedroom 2.

### SHOWER ROOM TWO

**8'06 x 4'04 (2.59m x 1.32m)**

Another shower room which is used by the property owners and accessed via the rear stairs. (This shower room was originally part of the En-Suite Bathroom to Bedroom 3 and could be returned to one larger Jack and Jill bathroom.)

### BEDROOM THREE

**14'00 x 12'09 (4.27m x 3.89m)**

A lovely light room benefiting from dual aspect windows. Bedroom 3 is located at the rear of the house (positioned above the kitchen).

### EN-SUITE BATHROOM

**8'06 x 6'03 (2.59m x 1.91m)**

A modern suite comprising of panelled bath, W.C and wash hand basin with dual aspect frosted windows. As mentioned previously a stud wall separates this bathroom and Shower Room 2, this could be returned in to one Jack and Jill bathroom.

### SECOND FLOOR

#### BEDROOM SIX

**15'08 x 14'04 (4.78m x 4.37m)**

Separate to the rest of the second floor, accessed via its own staircase from the back landing, a bright and airy double bedroom.

A staircase from the Ante Room at the front of the house leads to the main part of the Second Floor. There is a door at the bottom of these stairs allowing for separation from the rest of the house.

### LANDING

The landing currently provides space for a kitchenette for Bedrooms 4 and 5.

#### BEDROOM FOUR

**13'01 x 11'08 (3.99m x 3.56m)**

A charming double bedroom built in to the loft space with wonderful elevated views to the front.

#### BEDROOM FIVE

**13'02 x 12'01 (4.01m x 3.68m)**

Another double bedroom, again with terrific views to the front.

### SHOWER ROOM

**11'06 x 6'07 (3.51m x 2.01m)**

The shower room serves bedrooms 4 and 5, with a modern suite comprising a walk in shower, W.C and wash hand basin.

### OUTSIDE

Externally, the property is arranged around a series of charming courtyard



spaces. The main courtyard is stunning suntrap, ideal for alfresco dining, entertaining and summer evenings, while additional secluded courtyards offer further scope for private seating or creative landscaping.

The gardens wrap around the house and include a small orchard, adding to the rural charm (and providing a bounty of fruit for home made jams and chutneys.)

At the top of the garden is gated access directly out on to the Offa's Dyke path.

An 'in and out' driveway offers generous off-road parking for multiple vehicles, with the property enjoying a peaceful, private setting that remains pleasantly connected to the heart of the village.







BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
|                                                                 |  |                         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |





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