

# Pinelands The Narth, Monmouth



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Pinelands

## The Narth, Monmouth

This outstanding four-bedroom modern contemporary house stands in three acres of glorious mature gardens and parkland in a rural location on the edge of this popular village. Beautifully built and updated, the bright, airy and spacious accommodation is arranged around an attractive inverted layout, making the most of this elevated and very private location. A gated, meandering driveway provides ample parking and turning areas, together with a detached double garage and workshop. The property is on a bus route, together with primary and secondary school buses.

Externally it is finished in natural stone, timber cladding and painted textured rendering, with inset double-glazed, powder-coated doors and aluminium windows with in-built venetian blinds all set beneath profiled concrete tiled roofs with low-maintenance gutters, fascias and eaves. Some ceilings are coved and there is extensive low-voltage downlighting throughout. Floors are a combination of Karndean and ceramic tiles. Sockets, light switches and door handles, all feature chrome finishes. There is a built-in sound system with ceiling speakers and a zoned heating system serving contemporary radiators throughout, all fitted with thermostatic radiator valves.

**The approach to the property from the driveway is via a paved ramp leading to a covered entrance and through a part-glazed door with glazed side panel into:**

### **INNER LOBBY:**

With a part-glazed hardwood door and glazed side panels leading into:

### **GALLERIED RECEPTION HALL:**

Open-tread wooden staircase with stainless steel newel posts and handrails, together with glass balustrading leading to the first floor. Bi-fold door into cloaks cupboard with shelf and hanging rail at high level. Doors lead to the following:



### **PRINCIPAL BEDROOM: 6.00m x 3.47m (19'8" x 11'5")**

Fully glazed end wall with a pair of doors leading out onto an extensive sun terrace beneath the balcony. Window to rear. Range of fitted wardrobes along one wall with sliding doors, hanging rails, shelving and ample storage. Door into:



### **EN-SUITE SHOWER ROOM:**

Window to rear with built-in blinds. Contemporary white suite comprising a low-level WC with illuminated recess above, curved double vanity unit with one-piece top incorporating twin basins with mixer taps and two pairs of curved-fronted drawers below. Above is a large backlit mirror. Step up through an opening into a fully tiled wet-room-style shower area with mixer valve and rainfall shower head on an adjustable rail. Illuminated recess and fitted seat. Opposite the hand basins there is a bank of wall-mounted illuminated cupboards and drawers. Two chrome towel radiators. Ceramic tiled floor with electric underfloor heating.



**BEDROOM THREE: 3.63m x 3.34m (11'11" x 10'11")**

Picture window to front and window to side.



**UTILITY ROOM: 2.59m x 3.17m (8'6" x 10'5")**

Double window overlooking the terrace and door with viewing panel. Deep alcove housing consumer unit, a large hot water cylinder together with plumbing valves and controls for the external Grant oil-fired boiler. L-shaped worktop with inset large single-drainer stainless steel sink and mixer tap. High-gloss cupboards and drawers below with matching wall units above. Space for a large American-style fridge/freezer or full height fridge and freezer.



**FAMILY BATHROOM:**

Window to rear. White fitted suite with high-gloss-fronted cupboards beneath a laminated worktop incorporating a built-in basin with mixer tap. Low-level WC and end-set bath with ceramic tiling above and illuminated display recess. Mixer valve with shower head on adjustable rail and recessed shelving with glass shelves.



**OFFICE/BEDROOM SIX: 2.75m x 2.28m (9'0" x 7'6")**

With window to front. Single wardrobe.



**GUEST BEDROOM TWO: 4.40m x 3.60m (14'5" x 11'10")**

Double picture window. Fitted wardrobes with two pairs of doors, six drawers, shelving and hanging rails. Door into:

**EN-SUITE SHOWER ROOM:**

Window to rear. White suite set within fitted units. Vanity unit with laminated top and inset rectangular basin, with high-gloss-fronted cupboards beneath. Walk-in double shower with glass side panel and mixer valve with rainfall and adjustable shower heads. Ceramic tiling to two walls. Chrome ladder radiator.



From the Galleried Reception Hall, stairs rise to a half landing featuring a tall glazed window overlooking the gardens and open countryside beyond, and continue to:

**FIRST-FLOOR GALLERIED LANDING:**

With matching glazed balustrading. Roof access hatch with retractable ladder. Doors lead to the following:



**SITTING ROOM: 6.74m x 4.68m (22'1" x 15'4")**

Triple window to front and a fully glazed end wall capitalising on the outstanding views over the grounds and countryside beyond. Scandinavian-style oval wood burner set on a polished slate hearth. Low-level skirting radiators. Wide opening into:





**DINING AREA: 4.27m x 4.36m (14'0" x 14'4")**

Double window to rear overlooking the parkland and woodland. Triple bi-fold glazed doors open onto:

**BALCONY: 2.90m x 3.60m (9'6" x 11'10") Approximately**

With glass balustrading on three sides, chrome newel posts and handrails. Ceramic tiled flooring. From the Dining Area, an opening leads into:



**KITCHEN: 5.90m x 3.60m (19'4" x 11'10") reducing to 3.18m (10'5")**

Three windows to the rear with views over the parkland and woodland. L-shaped worktop with inset one-and-a-half-bowl stainless steel sink and mixer tap. High-gloss cupboards and drawers beneath. Built-in corner carousel unit and bin cupboard. Along one wall is a bank of recessed high-gloss tall cupboards and drawers incorporating double ovens and tall fridge and freezer units. Matching central island unit with an extensive range of cupboards and drawers beneath, incorporating an inset Neff ceramic hob with complementary stainless steel extractor hood above. Breakfast bar area at one end and matching wall units with glazed doors. Secondary door to the galleried landing, with doors leading to:



**STUDY/BEDROOM FOUR: 3.18m x 3.73m (10'5" x 12'3")**

Dual-aspect windows with views over the parkland and woodland. L-shaped fitted book shelving.

**AIRING CUPBOARD:**

With four rows of slatted shelving.



**OFFICE/BEDROOM FIVE: 3.80m x 3.00m (12'6" x 9'10")**

Large windows to front and side.



**CLOAKROOM/SHOWER ROOM:**

Two high-level windows. White suite with fitted high-gloss cupboards, built-in low-level WC and inset rectangular vanity basin with mixer tap and backlit mirror above. Raised double shower with glass panel and laminate wall panelling. Mixer valve with fixed and adjustable shower heads. Part ceramic tiling to walls. Chrome towel radiator.



**OUTSIDE:**

A gated entrance opens onto a sweeping driveway that winds through the parkland, leading to a second gate where post-and-wire fencing separates the house and gardens. The tarmac driveway extends to a brick-paved area adjacent to the Double Garage and Workshop. To one side is a productive vegetable garden, together with gated access to a hardstanding area and a recently constructed timber shed (2.8m x 5.3m), featuring double doors, a separate pedestrian door, a window and an adjoining log store. External lighting, water taps and power sockets are provided throughout.



**PARKLAND:**

The property is surrounded by attractive parkland that blends seamlessly into the adjoining woodland. Predominantly laid to lawn, the grounds are enhanced by a variety of mature trees, including beech and oak, together with a selection of fruit trees.

**GARDENS:**

The beautifully landscaped gardens have been thoughtfully designed, featuring extensive, well-stocked and carefully sculpted borders that frame the driveway and line the paved pathways leading to the front of the house. At either end of the property are paved terraces, connected by an impressive sun terrace that spans the full length of the house. Positioned below a retaining wall, this terrace overlooks the rear lawn, with a greenhouse situated at one end. Above one of the terraces is a balcony with contemporary glass balustrading. Beneath, a sheltered seating and barbecue area is centred around an attractive stone chimney breast, with a raised, lined ornamental fish pond set to one side.

**DETACHED DOUBLE GARAGE & WORKSHOP:**

**GARAGE AREA: 5.77m x 5.77m (18'11" x 18'11")**

With two electrically operated roller-shutter doors to the front and window to the side. A wide opening leads into:



**WORKSHOP: 5.54m x 2.80m (18'2" x 9'2")**

Window to front and part-glazed door to side beneath a cantilevered roof. Electrically operated roller-shutter door to the rear opening onto a hardstanding area. Concrete floors throughout and open-trussed roof providing storage. Extensive built-in shelving, ample power sockets and lighting.

**SERVICES:**

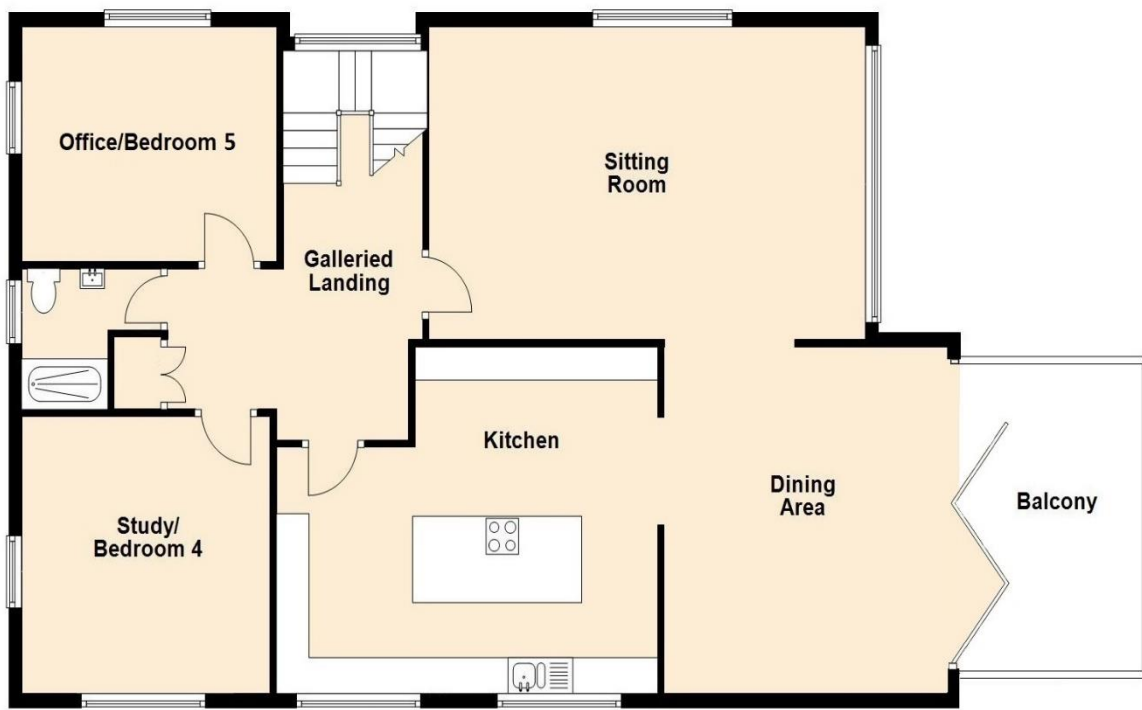
Mains water, electricity, private drainage and oil-fired central heating. Council Tax Band H. EPC Rating D.

**DIRECTIONS:**

From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and continue over the brow, taking the left turning signposted 'Whitebrook and The Narth'. At the small crossroads turn right into The Narth. Follow the road for approximately 0.2 miles and the driveway for Pinelands can be found on the right.

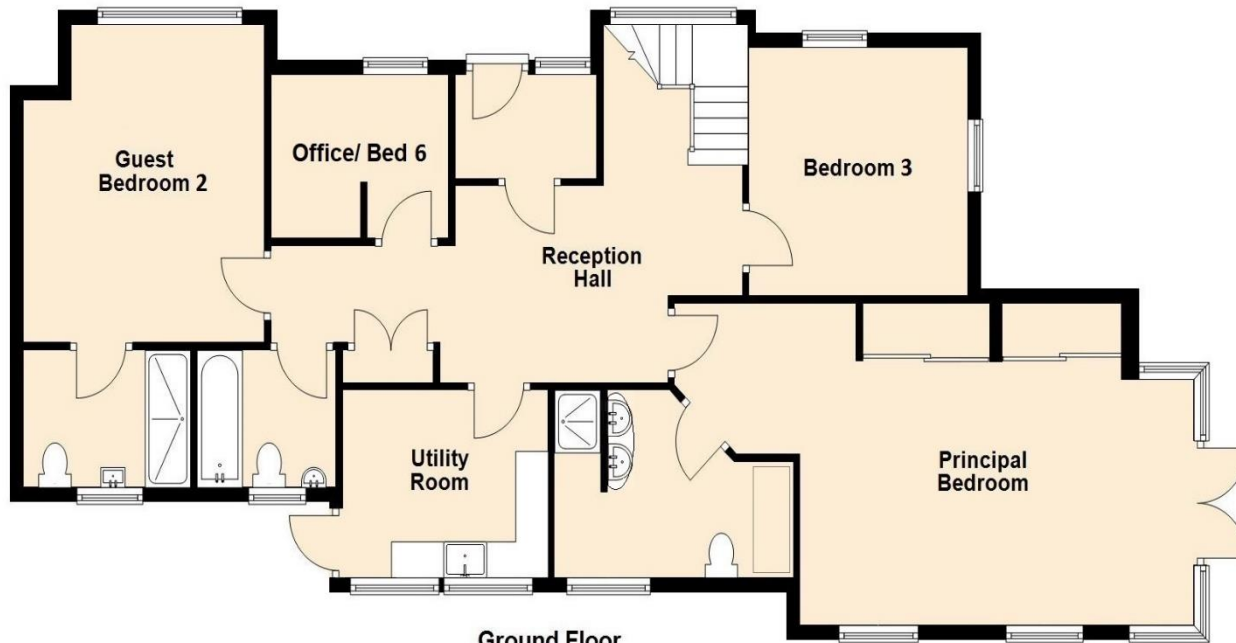
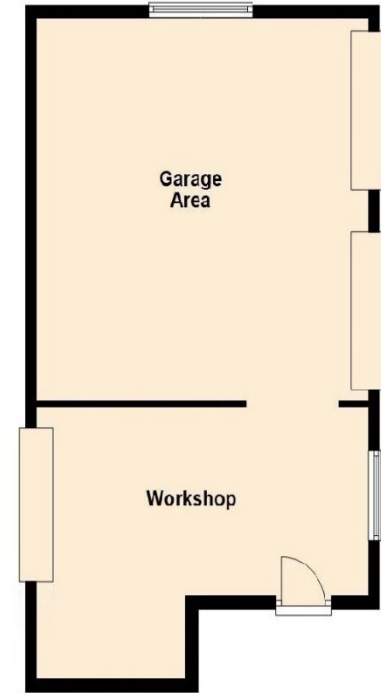
# Asking price of £1,230,000 Freehold





**First Floor**

Approx. 125.4 sq. metres (1350.1 sq. feet)  
(excluding Balcony)



**Ground Floor**

Approx. 170.8 sq. metres (1838.5 sq. feet)

Total area: approx. 296.2 sq. metres (3188.6 sq. feet)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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