

The Cider Mill
The Hendre, Monmouth

ROSCOE ROGERS KNIGHT
Town and country properties









The Cider Mill

The Hendre, Monmouth

Located on the edge of The Rolls Estate near Monmouth, this beautifully restored and extended former cider mill has 4 beds and a guest suite/annexe with a unique blend of space, light and character. Its elevated location produces far reaching views to the Skirrid and the Black Mountains. Beautifully designed grounds and gardens of approx. an acre and ample private parking.

The property is constructed of natural stone with solid wooden windows and wooden sills and doors with double glazing. The majority of the internal doors are vertically boarded pine with Suffolk latches and skirting boards and architraves are moulded throughout. High quality sanitary ware and fittings and fixtures throughout. There are two oil fired boilers, one in the utility room for the main house and one externally mounted for the annexe with radiators throughout. There is a private bore hole with a water softener for the main house and one for the annexe.

The approach to the property is from the paved parking area, across terrace up to a vertically boarded hardwood front door into:

ENTRANCE HALLWAY:
Travertine tiled floor, roof access trap. Purpose built corner cupboard with panelled doors into electrical supply and consumer units. Room thermostat. Doors into:



UTILITY ROOM: 2.02m x 1.97m (6'8" x 6'6")
Travertine tiled worktop with Grant oil fired central heating boiler set under. Boiler control clock. Plumbing and space for washing machine and tumble dryer. Matching travertine floor and white ceramic tiling from floor to ceiling. From hallway down two steps into:

KITCHEN: 5.50m x 2.70m (18'1" x 8'10") Approx.
Window to side and part glazed cottage style door leading out to lower terrace, main drive and second car parking area and Range of bespoke solid oak panelled cupboards and drawers set under granite work tops, matching wall units with under-lighters. Inset double bowl stainless steel sink drainer unit. Meile dishwasher. Range of matching tall cupboards, including a pantry slider unit with herb and spice racks. Built-in American style General Electric fridge/freezer, with ice maker. Built-in oven and microwave. Electric and Calor gas combination cooking range, with double oven, four burner hob and wok plate with matching stainless steel filtration unit over. Travertine tiled floor and matching tiling from floor to ceiling. Low voltage downlighters.



DINING ROOM: 6.10m x 5.40m (20'0" x 17'9")
Dual aspect windows. Exposed ceiling and wall timbers, downlighters. Pair of purpose-built pine panelled doors leading down steps into:





SITTING ROOM: 6.80m x 5.20m (22'4" x 17'1")
Feature arrow-slit windows having attractive triangular glass shelves and mirrored reveals, two further recessed display cabinets. Floor to ceiling glazing and central wooden door out to sun terrace with panoramic views across the gardens and window with views out to front terrace. Feature central brick-built fireplace with flagstone hearth with a natural elm mantel with inset woodburning stove. Staircase up to First Floor with half landing with door to storage cupboard under.



From dining room through cottage style door into:

BACK HALLWAY:
With part glazed door leading out to sun terrace and garden with travertine floor. Doors into the following;

GARDEN ROOM: 3.94m x 4.09m (12'11" x 13'5")
Glazed to two sides with atrium roof and two pairs of French doors out to garden. Contemporary feature wood burner with tall flu set on a stone hearth. Far reaching countryside and garden views.



CLOAK ROOM:
Frosted window to front. White porcelain suite comprising low level WC and wash hand basin. Travertine floor with matching tiles from floor to ceiling.

Staircase with oak balustrading and newels leading down to:

CELLAR/UTILITY ROOM: 5.00m x 2.40m (max) (16'5" x 7'10") Approx.
L-shaped with travertine tiled floor, cupboards set under laminated tops along one wall with solid beech panelled doors and wall units to match. Understairs storage. Low voltage down-lighters, power points.

From Back Hallway up steps to GUEST SUITE/ANNEX:

L-SHAPED HALLWAY:
Consumer unit at high level. Ledged and braced hardwood external door out to upper parking area. Doors into:



BATHROOM:
With travertine tiled floor with matching tiling to walls. White porcelain suite comprising low-level WC, pedestal wash hand basin with oval mirror over with integral lighting, corner set bath, chrome gold plated fittings. Stand-alone circular shower cubicle with multi side and top power jets, sauna and steam settings, lighting and radio. Ladder radiator and down-lighters.



BEDROOM TWO: 5.04m x 4.94m (16'6" x 16'2") Approx,
Velux roof light and window with views across the gardens. Door into wardrobe with hanging rail and slatted shelves above. Door into airing cupboard with slatted shelves at high level and hot water cylinder.



From Sitting Room up staircase with balustrades and newels to:

FIRST FLOOR LANDING:
Part exposed roof timbers, access trap and down-lighters. Doors into:



BEDROOM ONE: 5.50m x 3.40m (18'1" x 11'2") Approx.
Feature window from floor to ceiling with glorious views across the gardens to the Skirrid and the Welsh Mountains beyond. Raked ceiling with part exposed beams, display shelving, two further windows to the front and side elevations. Range of panelled doors to wardrobes with hanging rails at high and low level and storage shelving, downlighters.



EN-SUITE SHOWER ROOM:
Travertine floor, Velux roof light set into raked ceiling, downlighters. White suite comprising low-level WC with enclosed flush box behind pine vertical panelling, wash hand basin with shelf over set into panelling with doors into storage areas, corner set power shower unit with mixer valve control, head on adjustable rail, side jets on two sides, pivot door. White ceramic tiling from floor to ceiling to all walls.

BEDROOM FIVE/STUDY: 2.90m x 2.20m (9'6" x 7'3") Approx.
Velux roof lights set into raked ceiling with part exposed beams, fully fitted cupboards to end wall, panelled doors, hanging rails at low and high level and storage shelving. Matching floor unit with cupboards and drawers.

BEDROOM FOUR: 2.90m x 2.20m (9'6" x 7'3") Approx.
Velux roof lights set into raked ceiling. Three panelled doors into fitted wardrobes with hanging rails at high and low level, storage shelving and matching bedside cabinet.

FAMILY BATHROOM:
White suite comprising: Jacuzzi bath, curved glazed and chrome panel, matching mixer unit, hinged double shower head, low-level WC with flush box set in to panelling with storage cupboards. Laminated top with inset wash hand basin, circular mirror over, pivot back-lit magnified mirror. Maple strip floor, floor to ceiling travertine tiled walls. Pair of doors into airing cupboard with insulated hot water tank, slatted shelves over. Stainless steel ladder radiator and downlighters.



BEDROOM THREE: 5.30m x 3.10m (17'5" x 10'2") Approx.
Dual aspect windows, part raked ceilings with part exposed timbers. Range of built-in wardrobes, with panelled doors, rails at high and low level, and storage shelving. Downlighters.



Guide price of £825,000

BEDROOM THREE: 5.30m x 3.10m (17'5" x 10'2") Approx.
Dual aspect windows, part raked ceilings with part exposed timbers. Range of built-in wardrobes, with panelled doors, rails at high and low level, and storage shelving. Downlighters.

OUTSIDE:
On each side of the property are two, extensive key block parking areas and the driveway is set behind a pair of wrought iron electronically operated gates. Both are accessed from the lane with matching boundary fencing. The attractive grounds total approximately one acre and are mainly lawned with sun terraces and a parkland area with interspaced trees as well as a number of well stocked planted boarders.

Adjoining the Kitchen is an attractive terrace ideal for al fresco dining. From the driveway, curved steps lead up to the garden and the shaped, main sun terrace which enjoys outstanding views. Adjacent is a single storey lean-to with a pair of vertically boarded doors, currently used for storing a tractor mower. At the far end of the drive is a purpose-built cabin useful storage unit and another set of curved steps up to the garden.

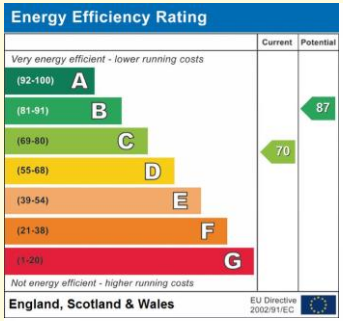
SERVICES:
Mains electricity. Private bore-hole water, private drainage. External oil-fired boiler providing central heating and domestic hot water. Council Tax Band I. EPC Rating C..

DIRECTIONS:
Take the Rockfield road out of Monmouth, go straight through the village to the village of the Hendre. Turn immediately left after the golf club entrance and then after a short distance, go left (straight on) at the sharp right-hand bend and after approximately 2 miles The Cider Mill set is set on your left, on a left-hand bend with black wrought iron entrance gates.
What3Words-///tabloid.nobody.decorated

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.

TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
87
England, Scotland & Wales
EU Directive 2002/91/EC

GUEST BEDROOM
GARDEN ROOM
BATHROOM
BACK HALLWAY
Inner Hallway
STAIRS
Cellar/Utility
Cloak Room
SITTING ROOM
DINING ROOM
UTILITY
ENTRANCE HALLWAY
GROUND FLOOR
KITCHEN
BED 3
BED 4
BED 1
LANDING
BED 2
BATHROOM
FIRST FLOOR


FOR IDENTIFICATION ONLY
The Cider Mill
Parking
Parking
Driveway





