



PENALLT

Guide price **£850,000**



WHISPERS

Pentwyn Park, Penallt, Monmouth, Monmouthshire NP25 4SP



Stunning five-bedroom home
Show Home standard throughout
Half a plot acre gardens

This stunning home is presented to the highest standard throughout and is situated within an exclusive executive cul-de-sac, enjoying a private, beautifully landscaped garden extending to just over half an acre.

The impressive kitchen/breakfast room has recently been upgraded to include a bespoke, high-end Sigma kitchen, complemented by premium integrated appliances and elegant Mandarin tiled flooring.

The principal bedroom suite provides a further wow factor, featuring a striking media wall with a flame-effect log fire, French doors opening onto the rear patio, walk-in and fitted wardrobes, and a luxurious en-suite bathroom.

The lounge is a contemporary and exceptionally inviting space, benefitting from far-reaching views towards the Cotswolds. Further benefits include plenty of off street parking a double garage and solar panels.

Situated in the peaceful village of Penallt, this delightful family home is located within the Wye Valley Area of Outstanding Natural Beauty.

The property is nestled amongst nature, with the outdoor pursuits of the River Wye and scenic countryside walks on the doorstep yet is only a ten-minute drive to the neighbouring town of Monmouth. Monmouth is a charming market town steeped in history, with a fantastic high street enjoying food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth offers great primary and secondary schooling, along with several sporting clubs for all ages. Road links to the A40 allow for easy commuting in a wonderful position on the border of Wales and England.



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KEY FEATURES

- Executive Home
- Stunning throughout
- Half an acre garden
- 5 Bedrooms
- Double Garage
- Village location



STEP INSIDE



The property is entered via a large and spacious reception hallway, featuring contemporary radiators which continue throughout the home, engineered oak flooring, and oak doors providing access to most of the principal rooms. A loft hatch is also located within the hallway.

A glazed oak door opens into the lounge, which offers a contemporary and exceptional living space. Two broad windows to the front elevation provide delightful views towards the Cotswolds, while modern panelled feature alcove walling and a log burner add both character and warmth. The room is completed with engineered oak flooring.

An elegant archway leads seamlessly through to the stunning kitchen/breakfast room.

The beautiful kitchen/breakfast room is an impressive and versatile space, ideal for both family living and entertaining. Recently fitted with a bespoke Sigma kitchen, it features an extensive range of wall and base units with walnut interior finishes, complemented by Quartz worktops incorporating a generous breakfast bar.

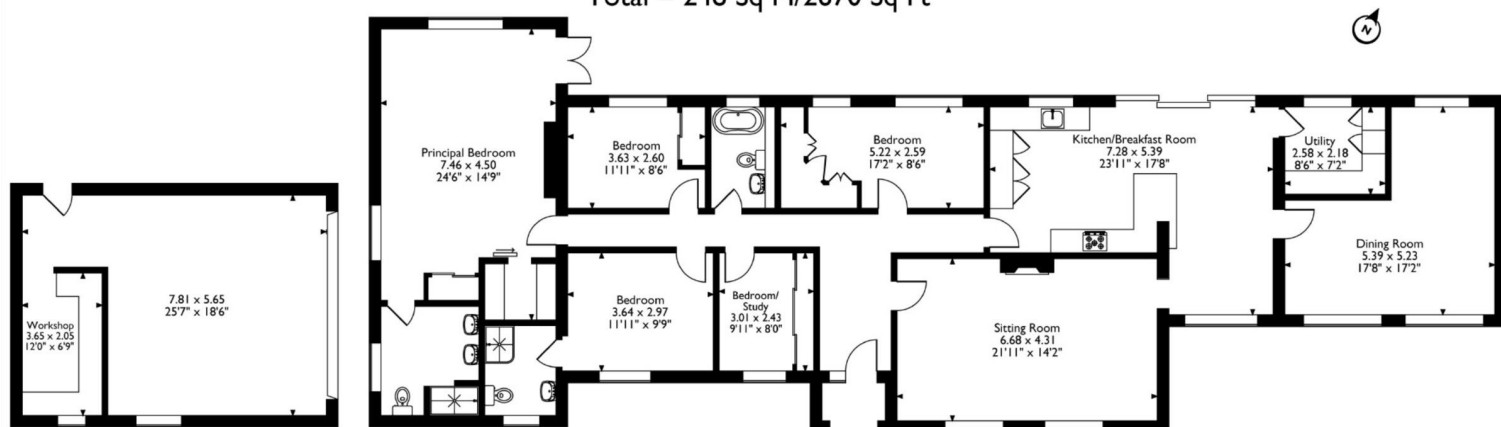
Further highlights include LED under-unit lighting and a comprehensive selection of high-end integrated Neff appliances, comprising a vented induction hob, double larder fridge and freezer, double oven, dishwasher, a dedicated bar area, and a wine cooler.

The room is finished with elegant Mandarin Stone flooring and enjoys lovely views over the rear garden. Three-panel patio doors open directly onto the rear patio, while additional doors provide access to both the utility room and the dining room.

The utility room is fitted with exclusive walnut open units with ample space for a washing machine and tumble drier, further cupboard houses the central heating boiler.

The dining room is another impressive and generously proportioned space, offering an excellent setting for entertaining. Two broad windows to the front elevation enjoy the same distant views towards the Cotswolds, while an additional window to the rear provides a pleasant outlook over the expansive and private rear garden.

Whispers, Pentwyn Park, Penallt, Monmouth
 Approximate Gross Internal Area
 Main House = 204 Sq M/2196 Sq Ft
 Garage = 44 Sq M/474 Sq Ft
 Total = 248 Sq M/2670 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The principal bedroom suite truly delivers a wow factor. Generously proportioned, it features a built-in media wall with provision for a TV, incorporating a large log-effect gas fire. Windows to the side and rear, along with French doors opening onto the rear patio, allow plenty of natural light and offer seamless access to the garden.

The suite benefits from an extensive range of modern fitted wardrobes, including a walk-in wardrobe complete with lighting. The recently refitted en-suite is a luxurious space, finished with elegant Karndeen flooring, a fully tiled walk-in shower, and a double-sink vanity unit with cupboards and drawers, complemented by a sleek Quartz worktop.

Bedroom two is a lovely size double with windows to the front aspect with a lovely outlook, door leads to an en-suite shower room.

Bedroom three and four again are both doubles with fitted wardrobes and windows that overlook the pleasant rear garden.

Bedroom Five features a window to the front elevation and fitted wardrobes. This versatile room would also lend itself perfectly to use as a home office or study.

The family bathroom has recently been modernised and is finished to a high standard, featuring fully tiled walls and Mandarin Stone flooring. The contemporary suite comprises a bath with stylish copper fittings, a large vanity wash basin with cupboards beneath, and a WC.

STEP OUTSIDE



This wonderful property sits in a plot of just over half an acre. The front of the property features a well-maintained lawn adorned with a variety of beautiful flowers, shrubs, and mature trees. There is ample parking space for several vehicles, along with gated access to the detached double garage, which includes a workshop area.

The rear garden is a stunningly landscaped retreat, complete with a recently laid large patio area with a large pergola. A raised decked area that leads up to a cosy seating space, ideal for entertaining family and friends. A large, level lawn, meticulously maintained and bordered by mature shrubs and trees, enhances the garden's sense of privacy. Additionally, the patio area continues around to the side of the property, providing extra seating space, access to the garage, and a log store.

AGENT'S NOTE

The property benefits from solar panels that are owned. There is also battery storage and the solar panels also heat the hot water.

There is also an electric car charging point.

INFORMATION

Postcode: NP25 4SP

Tenure: Freehold

Tax Band: H

Heating: Gas LPG

Drainage: Private

EPC: C





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and turn left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left and take the second exit onto Portal Road. Follow the road and bear left onto Monmouth Road. Continue for about a mile and bear left onto Red Wern Road and left again after 0.3 of a mile. After 1 mile, bear left onto Moorcroft Road. Turn right and the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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