



THE OLD POST OFFICE

PENALLT | MONMOUTH | MONMOUTHSHIRE



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THE OLD POST OFFICE IS A CHARMING COUNTRY COTTAGE WHICH HAS BEEN COMPLETELY RENOVATED AND MODERNISED BY THE CURRENT VENDORS. IT BOASTS A FANTASTIC POSITION WITHIN THE VILLAGE OF PENALLT, JUST A SHORT DRIVE TO MONMOUTH AND THE AMENITIES IT HAS TO OFFER. EXTERNALLY THE PROPERTY BENEFITS FROM A DETACHED GARAGE WHICH HAS THE POTENTIAL TO BE CONVERTED INTO A HOME OFFICE / GYM OR ANNEXE SUBJECT TO ANY NECESSARY PLANNING CONSENTS.

- Charming, characterful detached three bedroom cottage •
- Boasting an open plan kitchen / dining and family room with patio doors to the rear garden •
 - Three bedrooms and a family bathroom •
- Lawned garden with several patio and seating areas •
- Off road parking, double garage and workshop area •
 - Amounting to 0.24 of an acre •
- Potential to enhance further if needed (subject to planning) •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES FROM THE OLD POST OFFICE

Trellech 3.2 miles • Monmouth 4.4 miles • Raglan 8.5 miles
Usk 14.1 miles • Chepstow 14.3 miles • Ross on Wye 17.1 miles
Abergavenny 18.0 miles • Hereford 24.9 miles • Newport 25.5 miles
Bristol 30.5 miles Cardiff 36.4 miles • London 137.2 miles
Chepstow Train Station 14.5 miles • Abergavenny Train Station 17 miles
Newport Train Station 25.3 miles • Bristol Parkway Station 25.8 miles
Bristol Airport 43.1 miles • Cardiff Airport 51.5 miles
Birmingham Airport 82.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Old Post Office enjoys a desirable position in the heart of the village of Penallt. The property is within walking distance of The Bush Inn and The Boat public house is just 1 mile away enjoying an elevated position over the River Wye. The Pig and Apple located at Kate Humble's 117 acre farm in Penallt has been described by Wales Online as 'The burger bar on a remote farm that's become one of the most in demand venues in Wales'. The Whitebrook Michelin star restaurant is just 2.1 miles away in Whitebrook. Penallt also has a thriving village hall and a tennis club.

The nearest Primary School can be found in Trellech, just 3.2 miles away from the property. The school boasts a brand new nursery within the grounds called 'Busy Bodies'. There is a church, methodist church and public house called 'The Lion'.

There are good connections to the main road network with the historic border town of Monmouth being just 4.4 miles away. Monmouth benefits from Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery and state of the art Monmouth Comprehensive School. There are a variety of Primary Schools in the local area.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Step through the door into the hallway which leads to the rear of the house.

There is a large kitchen / diner and family room which is extremely bright and airy. The kitchen boasts an attractive navy blue façade with integral appliances such as ceramic sink with drainer and fridge / freezer. There is space for a freestanding cooker and dishwasher. The vendors have retained some original features throughout the cottage whilst renovating. An exposed stone wall in the kitchen makes an attractive focal point

Running the length of the property is a fabulous dining / family and entertaining area, with French doors either side to allow access to the garden.

The living room is spacious room with a dual aspect view to the front and rear of the property. A wood burning stove stands proudly within the chimney breast.

From the kitchen is a useful, spacious utility room with further room for white goods and a downstairs w.c. There is also a door which leads to the patio area.

Upstairs, there are three bedrooms and a family bathroom. All of the bedrooms have pleasant views to the front and rear of the property.

The family bathroom includes an oval shaped bath with freestanding taps, integral w.c and wash hand basin within a vanity unit and a shower cubicle.



KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and take the turning left signposted 'Penallt Tennis Club'. Stay on this road and The Old Post Office will be found on your left hand side. There will be a Powells For Sale board at the property.

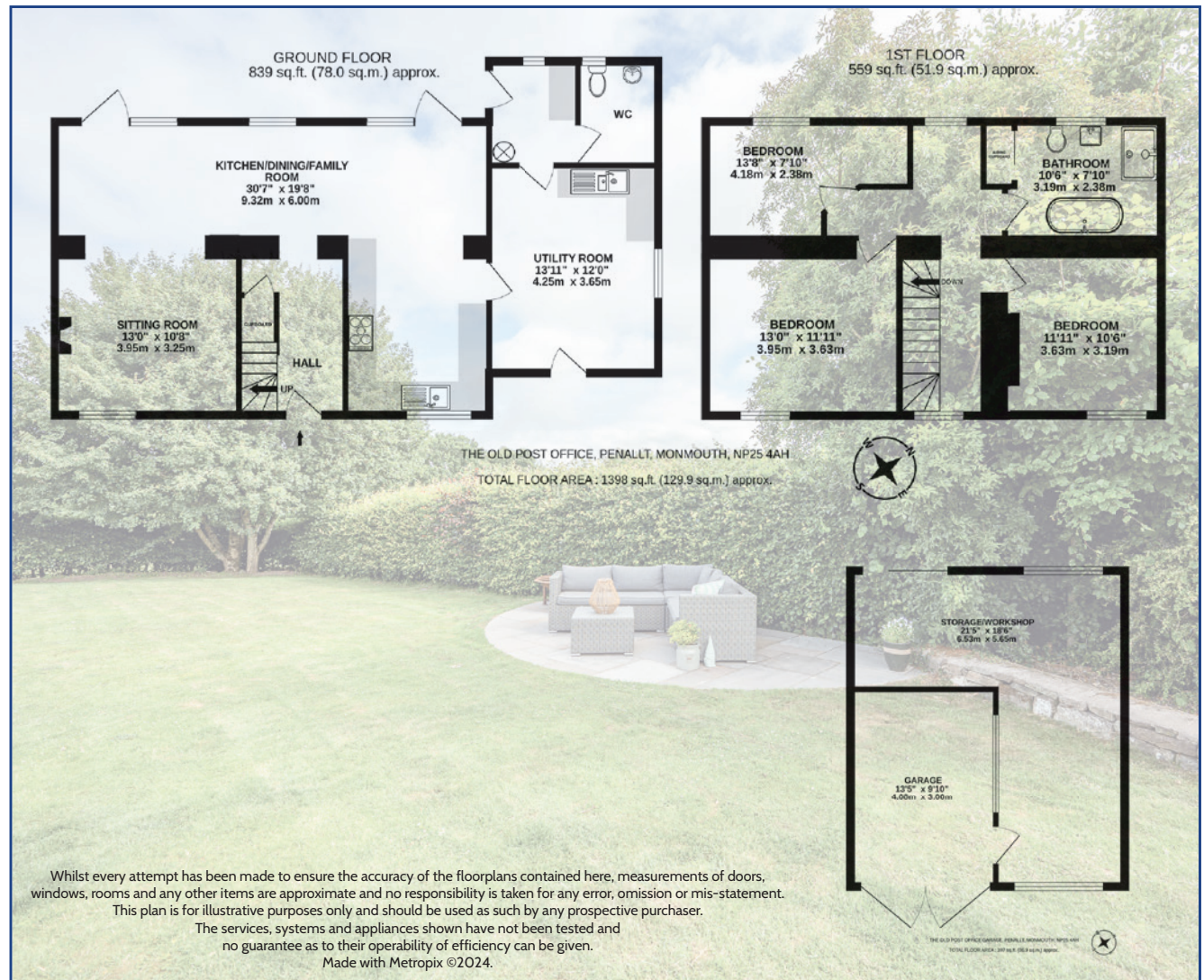
Postcode: NP25 4AH.

WHAT 3 WORDS:

 bend.digress.seashell

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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