



Ganarew

Guide price **£1,300,000**



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Peacelands

Ganarew, Monmouth, Monmouthshire NP25 3SS



This stunning home enjoys breathtaking panoramic views and sits in approx 10.4 acres with exceptional equestrian facilities.



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Key features

- Equestrian facilities
- Panoramic surrounding views
- 10.4 acres paddocks, woodland and gardens
- Beautiful kitchen/breakfast room
- Four double bedrooms
- Three bathrooms



Step inside



Set within an idyllic and peaceful location, this stunning home enjoys breathtaking panoramic views across the surrounding countryside. Extending to approximately 10.4 acres, the property offers exceptional equestrian facilities including stables with a tack room, paddocks, woodland, and sun terraces perfectly positioned to take full advantage of the spectacular scenery.

Surrounded by open countryside and woodland, the property enjoys far-reaching views stretching as far as the Malvern Hills. Perfectly suited for equestrian enthusiasts, the grounds include three stables and a tack room. Two of the stables measure 12ft x 12ft, while the larger stable measures 12ft x 14ft and benefits from an integral tack room, rubber matting, lighting, and an outside tap.

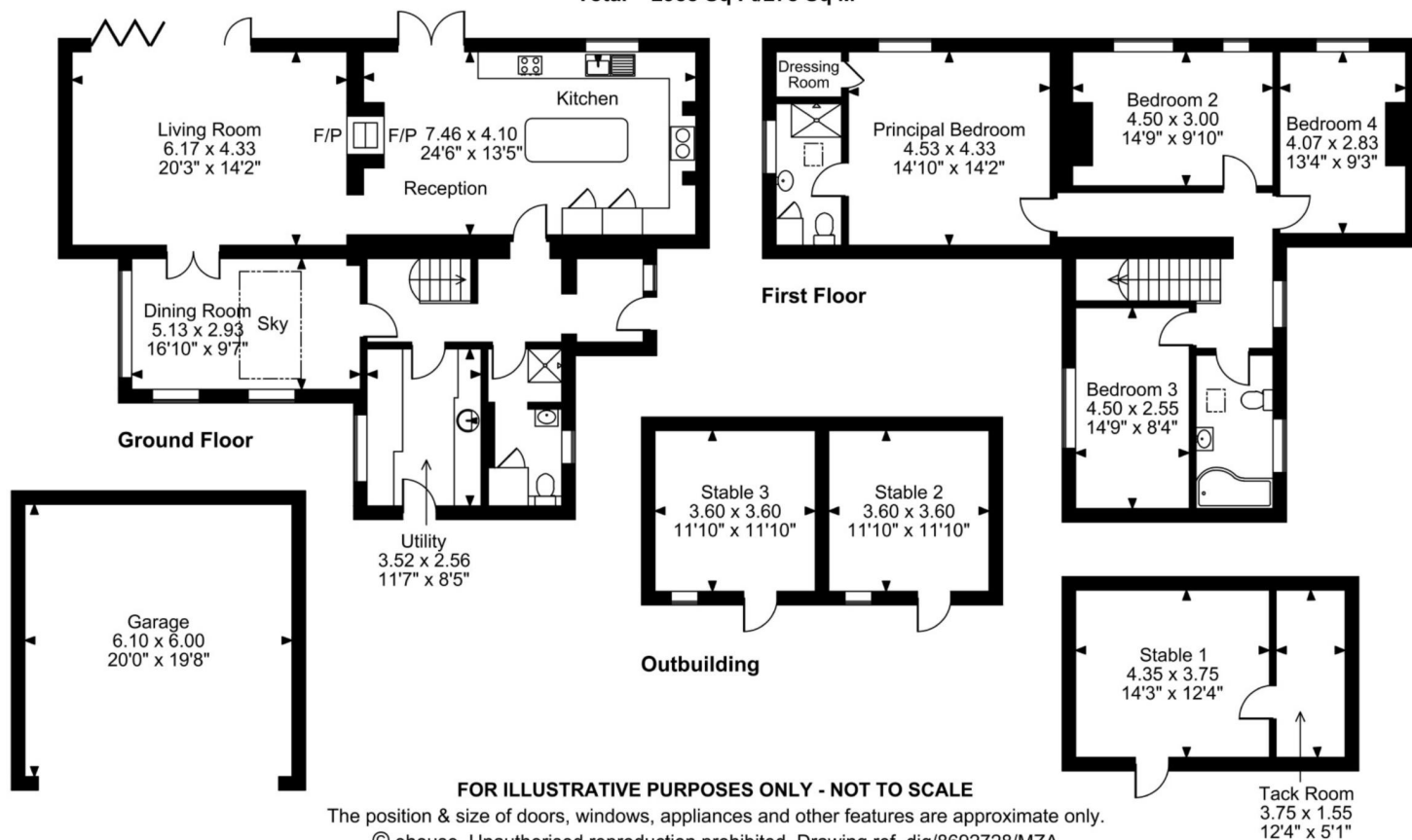
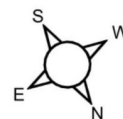
The paddocks are thoughtfully arranged, each with independent access to the stable block and individual water supplies. The land comprises two paddocks of approximately 1.5 acres each, a larger 6.5-acre paddock with floodlighting, and around 1.5 acres of woodland with access to nearby bridleways, making this an exceptional countryside and equestrian retreat.

Inside, the home features a striking kitchen breakfast room fitted with high-end appliances and premium finishes, alongside luxurious Mandarin stone bathrooms that enhance the property's elegant and refined feel. A beautiful lounge enjoys bi-folding doors opening onto the raised sun terrace, perfectly framing the peaceful countryside scenery, while a feature dual-sided log burner creates a warm and inviting atmosphere shared between the lounge and kitchen breakfast room.

Leading from the lounge is a spacious garden room, offering additional versatile living space filled with natural light. The ground floor also benefits from a useful utility room and a beautifully appointed shower room.

To the first floor, there are four generously sized double bedrooms, including a superb principal bedroom with en-suite facilities, in addition to a stylish family bathroom serving the remaining bedrooms.

Peacelands, Ganarew, Monmouth
Approximate Gross Internal Area
Main House = 2059 Sq Ft/191 Sq M
Garage = 394 Sq Ft/37 Sq M
Outbuilding = 535 Sq Ft/50 Sq M
Total = 2988 Sq Ft/278 Sq M



Enter the property through a glazed entrance door with side window into a welcoming porch area, ideal for coats and shoes. This opens into the impressive reception hallway, featuring striking Mandarin stone tiled flooring. Stairs rise to the first floor, while doors lead to the stunning kitchen/breakfast room, garden room, utility room, and recently refurbished ground floor shower room.

Kitchen/Breakfast Room

Recently refitted to an exceptional standard, the kitchen continues the elegant Mandarin stone tiled flooring and centres around a large island with cupboards, drawers, breakfast bar seating, and solid oak work surfaces. The surrounding kitchen is fitted with an excellent range of wall and base units complemented by Quartz worktops and high-end integrated appliances including NEFF dishwasher, larder-style fridge, freezer, oven, and induction hob. French doors open directly onto the large raised patio terrace, ideal for outdoor dining and entertaining while taking full advantage of the stunning countryside views. An opening leads through to the lounge, where a striking dual-sided log burner sits on a raised hearth.

Lounge

A beautifully positioned reception room with bi-folding doors opening onto the sun terrace and perfectly framing the magnificent surrounding scenery. The dual-sided log burner provides a wonderful focal point, while glazed doors lead through to the garden room.

Garden Room

Currently used as a dining room, the garden room is a wonderfully bright and airy space featuring a large picture window to the front aspect with beautiful views, additional side windows, and two large skylights flooding the room with natural light.

Utility Room

Currently utilised as a dental laboratory, this versatile room benefits from a window to the front aspect and a useful side entrance door. Fitted with a range of base units and drawers with work surfaces over, there is also plumbing for a washing machine and space for a tumble dryer.

Ground Floor Shower Room

A stunning recently refurbished shower room finished with fully tiled Mandarin stone walls and flooring. Features include a walk-in shower with feature tiled wall and illuminated recessed shelving, wall-hung vanity wash hand basin, and W.C.

First Floor

The spacious landing provides access to all four double bedrooms, each enjoying fabulous countryside views, together with the family bathroom.

Principal Bedroom

A superb principal suite with a window overlooking the surrounding countryside, a walk-in wardrobe fitted with hanging rails and shelving, and an en-suite shower room featuring tiled flooring, a large walk-in shower cubicle with electric Mira shower, pedestal wash hand basin, low flush W.C., and heated chrome towel rail.

Family Bathroom

Beautifully appointed with Mandarin stone tiled flooring, a P-shaped bath with waterfall-style shower over and tiled splashback walls, wall-hung vanity wash hand basin with drawers beneath, W.C., and heated towel rail.

Step outside



The property is approached via a quiet no-through country lane, leading to a large driveway providing ample off-street parking together with a double garage. Occupying a truly idyllic setting, the home is surrounded by open countryside, woodland, and far-reaching views stretching towards the Malvern Hills.

The frontage is beautifully enhanced by raised planted borders and a stunning wisteria that gracefully covers the front elevation, adding to the property's charm and character.

Immediately surrounding the home is a substantial patio and decked sun terrace, perfectly positioned to enjoy the breathtaking scenery and peaceful surroundings, creating an exceptional space for relaxing and entertaining. The terraces overlook the property's impressive 10.4 acres of paddocks and woodland, together with uninterrupted countryside views beyond.

Wooden gated access leads to a hardstanding area and the stable block, with further gated access connecting directly to the paddocks, making the property ideally suited for equestrian use.

AGENT'S NOTE

The property benefits from a shared access track and contributes a quarter share to its maintenance
The heating is oil fired, via the Rayburn.

Information

Postcode: NP25 3SS

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: D



What Three Words

What3words: lifetimes.plant.mopped

The full listing

Form much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



scan here for more information

Property ID: ACP45437



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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