



# THE NARTH, MONMOUTH

Guide price **£795,000**



# HARVEST HILL

The Narth, Monmouth, Monmouthshire NP25 4QH



Chain free  
Sought-after village location  
Plenty of off-street parking

Set within just under an acre of beautifully established private gardens, this exceptional and unique residence occupies a prime position in the highly sought-after village of The Narth.

The property boasts an impressive sense of space and light throughout, offering elegantly proportioned accommodation designed with both comfort and flexibility in mind. Its versatile layout lends itself perfectly to be adapted for multi-generational living, while equally providing a superb and substantial home ideal for modern family life.

Additional benefits include ample off-street parking and a substantial double garage.



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### KEY FEATURES

- Wonderful five-bedroom family home
- 0.8 acre established private gardens
- Two large bathrooms and large WC (which could be converted to another bathroom)
- Kitchen breakfast room
- Versatile accommodation
- Large double garage



# STEP INSIDE



Enter the home via a large, spacious, purpose-built porch, complete with surrounding windows and elegant tiled flooring.

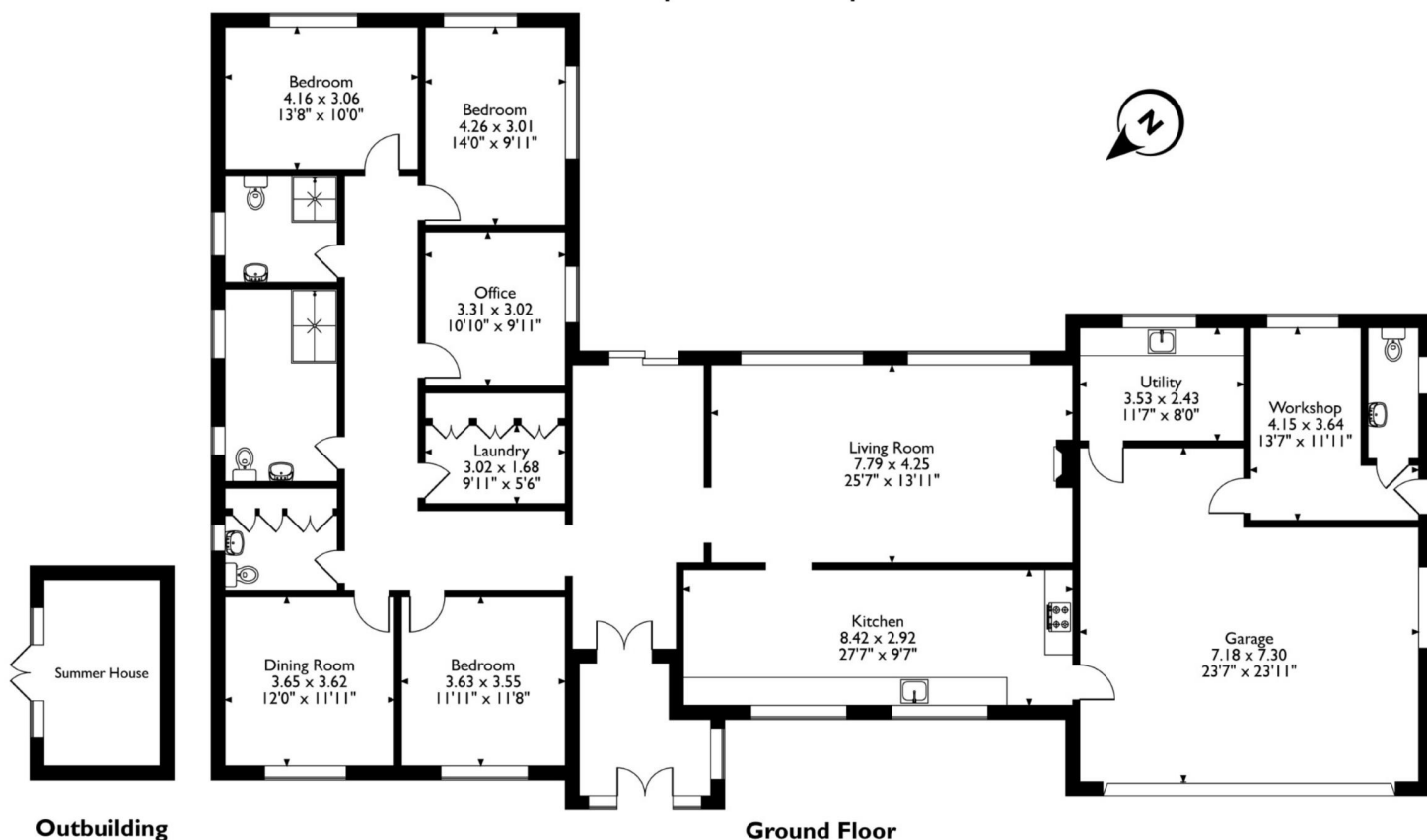
From here, a glazed door leads into the welcoming entrance hallway, which features sliding patio doors opening directly onto the rear patio and garden.

Archways from the hallway lead into a further inner corridor providing access to all bedrooms, bathrooms, and the laundry room, while another archway opens into the generous lounge.

The lounge-diner is a light-filled and expansive space, with two broad windows overlooking the private rear garden. A feature built-in log effect gas fire creates a warm focal point, and there is ample space for dining furniture. An archway leads seamlessly through to the kitchen/breakfast room.

The 'Poggenpohl' kitchen is thoughtfully designed with a good range of wall and base units incorporating drawers, complemented by high-end built-in appliances including a Neff double oven and microwave, hob, fridge-freezer, and a Miele dishwasher. A double sink with mixer taps completes the setup. The kitchen also provides direct access to the large double garage, which in turn leads to a generous utility room fitted with units, a spacious W.C., workshop, and a side door to the rear garden. This area offers potential to be converted into a self-contained annexe.

Harvest Hill, The Narth, Monmouth, Monmouthshire  
 Approximate Gross Internal Area  
 275 Sq M/2960 Sq Ft



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 is a bright and spacious room overlooking the front aspect, with plenty of space for bedroom furniture. Bedroom two, currently used as a dining room, is another generous room also overlooking the front garden.

The property benefits from a large cloakroom with fitted wardrobes, W.C., and half-tiled walls, which could be adapted into an en-suite if required. The family shower room is equally impressive, with two obscure side windows, fully tiled walls, a built-in W.C. And wash hand basin with under-counter storage, matching built-in cupboards, a walk-in double shower, and a large heated towel rail.

The laundry room is fitted with an array of storage wardrobes and houses the Worcester boiler. Bedroom three, currently configured as a home office, features a range of high-quality fitted furniture and a side-aspect window. Bedroom four is another generous double, with views over the garden, while bedroom five, also a double, enjoys a pleasant outlook over the rear garden.

# STEP OUTSIDE



The property sits within an impressive 0.8-acre plot, approached via a generous frontage providing off-street parking for at least six vehicles. The front garden features a large colourful well stocked border and lawn, creating an attractive and welcoming approach. There is convenient side access on both sides of the property leading to the rear garden, along with access to the substantial double garage.

The double garage is particularly spacious and well-appointed, featuring a comprehensive range of wall and base storage units, a useful work surface area, as well as power and lighting.

To the rear, the garden has been thoughtfully designed to create an ideal space for both relaxation and entertaining. A large, decorative patio terrace provides the perfect setting for outdoor dining, while additional features include a purpose-built brick outhouse and a generous greenhouse. The remainder of the garden is mainly laid to lawn, interspersed with established plants, shrubs, and mature trees, offering a high degree of privacy and a delightful outlook.

## INFORMATION

Postcode: NP25 4QH

Tenure: Freehold

Tax Band: H

Heating: Gas LPG

Drainage: Private

EPC: C





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and continue onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and take the second exit at the next roundabout onto Portal Road. Continue up the road and bear left at the Toll House. Continue up the road heading towards Trelleck and turn left after 3 miles at the sign post for The Narth'. Go through the village, pass the village hall and take the second turning on the right. Turn right at the top of the road and Harvest Hill is on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		87
B	(81-91)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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