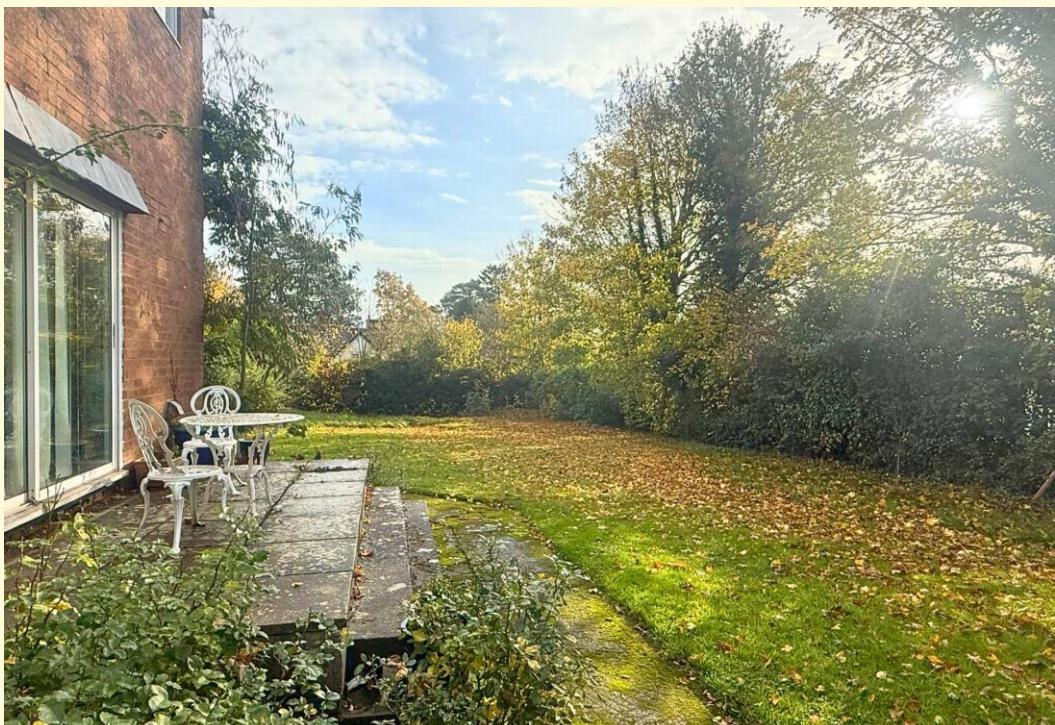


Larne  
Highfield Close, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*



# Larne

## Highfield Close, Monmouth

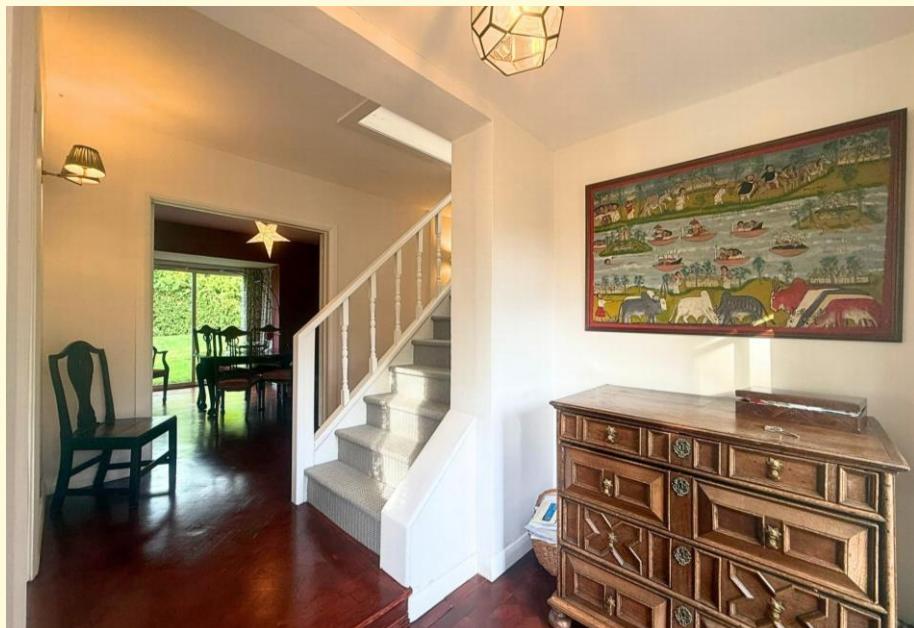
This is a unique opportunity to acquire a distinctive detached four-bedroom family home, privately positioned yet conveniently close to the town and its wealth of amenities. The property offers bright, spacious accommodation across two well-appointed floors, featuring plenty of character throughout. Set within just under an acre of grounds, benefitting from its own private driveway and has previously held planning permission for an additional four-bedroom dwelling. Offered with no onward chain.

Originally built in the mid 20<sup>th</sup> century, the property is traditionally constructed in brick with a part wooden, cladded and textured rendered exterior with inset mainly Georgian wooden framed windows and doors set under pitched tiled and a flat roof. Internal features include a feature fireplace, moulded skirting boards and architraves, low voltage downlighters, part glazed and wooden doors and a combination of herringbone, boarded, ceramic tiled and carpeted flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the driveway and along a stone path, leading to a part glazed wooden door with side panel into:**

**ENTRANCE PORCH: 2.42m x 1.57m (7'11" x 5'2")**

Window to side. Opening into:



### INNER HALLWAY:

Staircase with square newel posts and turned balustrading up to first floor landing area. Understairs storage cupboard with full height wooden slatted shelving. Doors into the following:

**LIVING ROOM: 5.85m x 3.38m (19'2" x 11'1")**

An incredibly bright principal reception room with bowed windows to front and back elevations and sliding patio doors to the side accessing a raised sun terrace. Feature stone fireplace housing open grate gas fire set on a stone hearth with wooden surround and mantel. Recess to the side with bespoke fitted cupboard and book shelving.

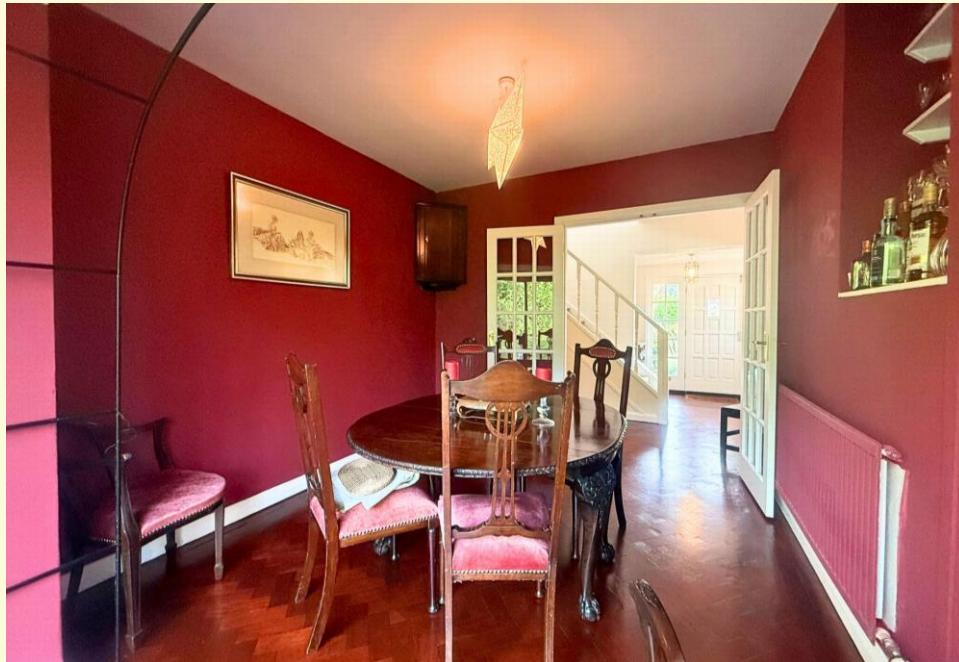


**DINING ROOM: 3.86m x 2.87m (12'8" x 9'5")**

Sliding patio doors to back with views across the garden. Fitted shelving.

**CLOAK ROOM:**

A white suite comprising a low-level WC and vanity unit with inset wash basin and tiled splashback surround. Consumer unit at high level.

**SNUG/STUDY: 4.10m x 3.04m (13'5" x 9'12")**

Dual aspect windows to front and side with pretty garden views.



**KITCHEN/BREAKFAST ROOM: 3.93m (max) x 4.07m (12'11" x 13'4")**

Window to back with garden views. "U-Shaped" butchers block worktop with a decorative tiled splashback, inset one and half bowl sink and side drainer and a four ring AEG electric hob with concealed circulating fan over. An extensive range of cupboards and drawers set under within integrated dishwasher and AEG oven and grill. Complementary wall mounted cabinets and tall unit housing fridge and freezer. Part glazed door into:

**UTILITY ROOM: 4.48m x 1.59m (14'8" x 5'3")**

Dual aspect windows and stable door to side out to a raised patio. "L-shaped" laminate worktop with inset stainless-steel sink and side drainer. A range of cupboards and drawers set under with space and plumbing for washing machine/tumble dryer. Integrated cloaks cupboard housing wall mounted Worcester boiler.

**FIRST FLOOR LANDING:**

Two windows to front with townscape and countryside views. Doors into the following:

**FAMILY BATHROOM:**

Window to side. A white suite comprising a low-level WC, pedestal wash basin, panelled bath with mixer tap and separate handheld attachment and fully tiled corner shower enclosure with head on adjustable chrome rail. Panelling to dado height.

**BEDROOM TWO: 3.80m (max) x 4.11m (12'6" x 13'6")**

Window to back and side with garden and countryside views. Fitted wardrobe along one wall with hanging rails, shelving and storage.

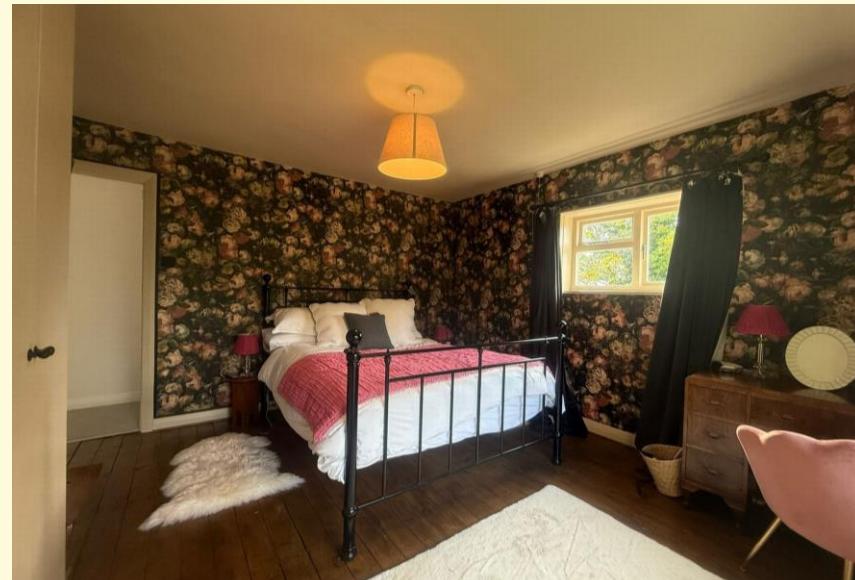


**BEDROOM THREE: 3.44m x 2.83m (11'3" x 9'3")**

Window to back with pretty garden views. Roof access hatch.

**BEDROOM ONE: 3.97m x 3.93m (max) (13'0" x 12'11")**

Dual aspect window to back and side with far reaching views of surrounding countryside. Fitted wardrobe along one wall with hanging rails, shelving and ample storage. Integrated storage cupboard with hanging rail.

**BEDROOM FOUR: 2.92m x 1.90m (9'7" x 6'3")**

Windows to front and side. Integrated storage cupboard with hanging rail.

**OUTSIDE:**

Approached via its own private driveway, leading to an ample parking/turning area with space for multiple vehicles and providing access to: SINGLE GARAGE: Matching construction with a concrete base and up and over garage door to the front all set under a flat roof. Power and light.

The property sits within extensive grounds of approximately 0.49 acres, which wrap gracefully around the home. The garden is mainly laid to lawn with interspaced mature trees and enjoying a high degree of privacy from neighbouring properties. In one corner lies the area where planning permission was previously granted for a four-bedroom detached dwelling, complete with its own parking and outdoor space.

Adjoining the living and dining rooms are two sun terraces, providing ideal areas for alfresco dining and entertaining, while a further raised patio can be found to the side of the house.

**SERVICES:**

Mains gas, electric, water and drainage. Council Tax Band G. EPC Rating D.

**DIRECTIONS:**

From our office, turn left at the traffic lights onto Monk Street and continue along Hereford Road. As you approach the top of the hill, turn left onto Highfield Road, then take the first left into Highfield Close. Follow the road to the end, where "Larne" is located at the end of the driveway directly ahead.

What3words://rehearsal.catapult.seson

# Asking price of £875,000

**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.

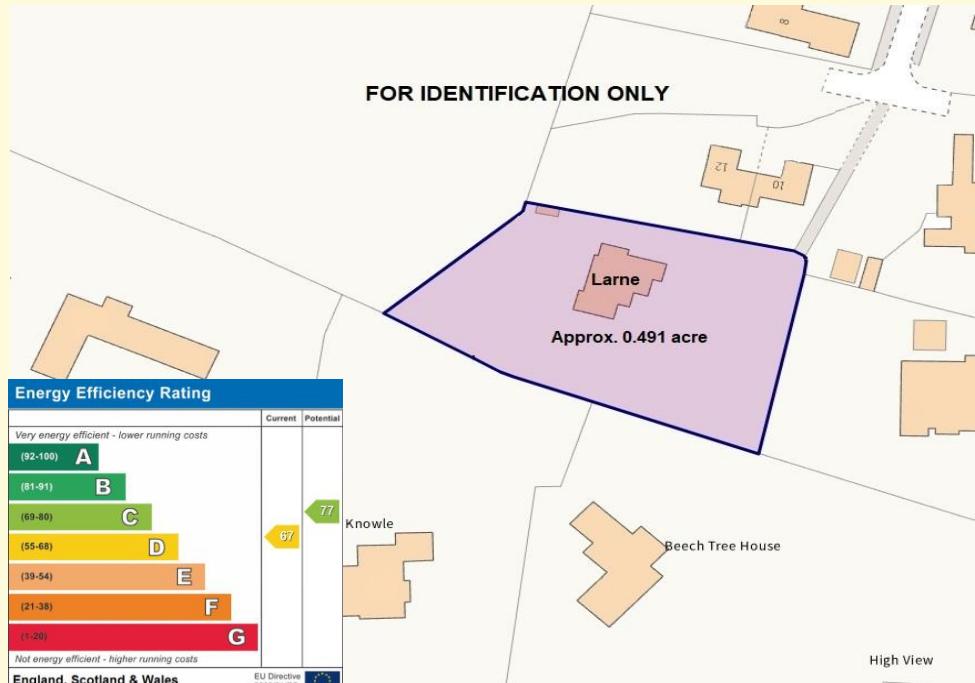
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations 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.

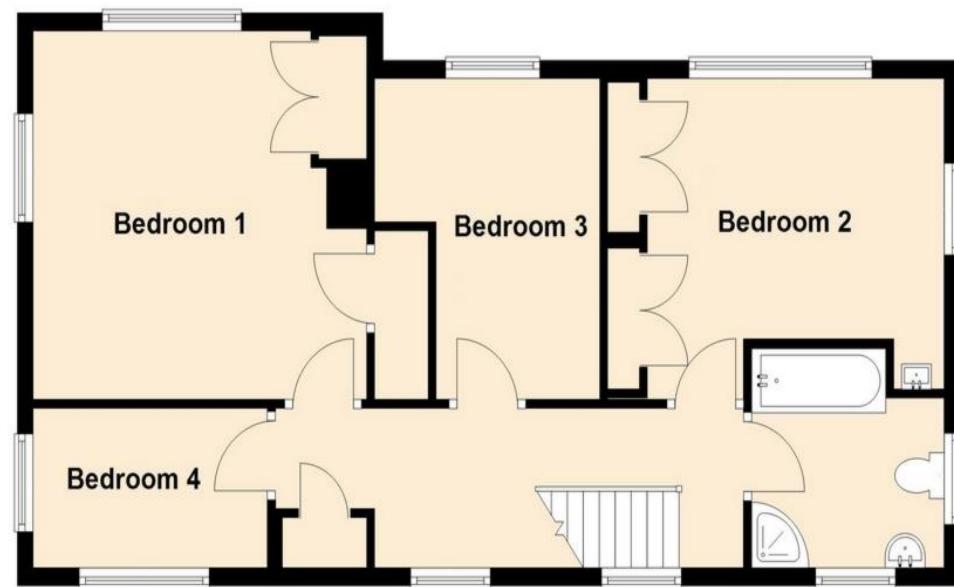
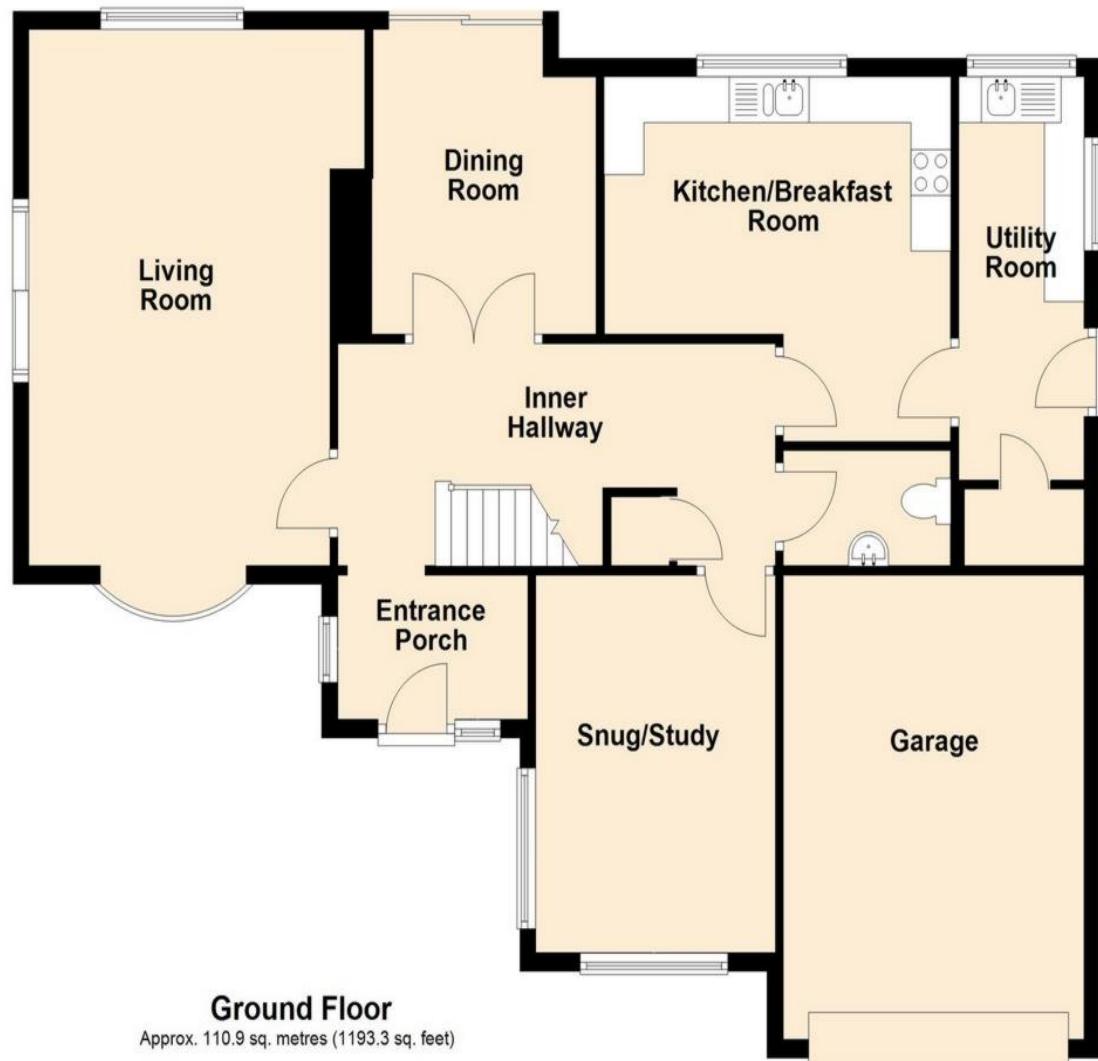
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Francline Properties Ltd t/a Roscoe, Rogers & Knight  
Company Reg. No 3124596







Total area: approx. 173.9 sq. metres (1872.2 sq. feet)

