



# BROADLANDS HOUSE

WONASTOW | MONMOUTH | MONMOUTHSHIRE



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BROADLANDS HOUSE IS AN IMPRESSIVE SIX-BEDROOM DETACHED HOME SITUATED IN AN EXCELLENT, ELEVATED RURAL LOCATION AND BENEFITTING FROM SUPERB COUNTRYSIDE VIEWS. SET WITHIN 10.77 ACRES OF GARDENS AND GROUNDS, THE PROPERTY OFFERS A RANGE OF USEFUL OUTBUILDINGS INCLUDING A THREE BAY BARN AND TRACTOR SHED, STABLE BLOCK, DETACHED DOUBLE GARAGE AND DETACHED SINGLE GARAGE.

- Well-presented versatile six bedroom detached property •
  - Set within 10.77 acres of grounds •
- Multiple useful outbuildings and ample parking •
  - Three reception rooms •
- Opportunity for multigenerational living •
  - Beautifully maintained gardens •
- Enjoying stunning far-reaching views over Monmouthshire •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM BROADLANDS HOUSE

Monmouth 3.7 miles • Raglan 4.6 miles • Usk 12 miles  
Abergavenny 14.1 miles • Ross-on-Wye 16.4 miles  
Chepstow 16.5 miles • Hereford 24.2 miles • Gloucester 32.3 miles  
Cardiff 34.4 miles • Cheltenham 39.8 miles  
Bristol 44.2 miles • London 151 miles

Abergavenny Train Station 13.1 miles • Chepstow Train Station 16.7 miles  
Bristol Parkway Station 39.7 miles

Bristol Airport 48.9 miles • Cardiff Airport 48.1 miles  
Birmingham Airport 79.8 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

Broadlands House enjoys an elevated position within the desirable village of Wonastow, offering a peaceful rural setting with excellent connectivity to the A40, M50 and wider motorway network. The historic market town of Monmouth is just over three miles away and provides an outstanding range of amenities, including the highly regarded Haberdashers' Monmouth Schools, Llangattock School Monmouth and Monmouth Comprehensive School.

Monmouth is one of the most attractive towns in the Welsh Borders, renowned for its vibrant high street, independent boutiques, cafés and restaurants, together with Waitrose, M&S Simply Food and the iconic Savoy Theatre. The town also offers excellent sporting and leisure facilities, including golf, rowing on the River Wye, tennis and cricket clubs, making it an exceptional place to live and enjoy an active lifestyle.

The surrounding Monmouthshire countryside is particularly well suited to equestrian enthusiasts, with direct access to an extensive network of quiet lanes, green tracks and miles upon miles of scenic bridleways. The area offers outstanding hacking through rolling farmland, ancient woodland and open countryside, providing endless opportunities for riding without the need to travel.

For those who enjoy the outdoors, the nearby Wye Valley National Landscape and the Bannau Brycheiniog (Brecon Beacons) National Park offer exceptional walking, cycling and riding, together with some of the most spectacular scenery in Wales. The thriving market town of Abergavenny is also within easy reach, offering an excellent selection of independent shops, cafés and restaurants, together with its celebrated Food Festival and regular farmers' market.

A wealth of renowned attractions lie within easy reach, including Tintern Abbey, Raglan Castle, Chepstow Castle and the Monmouthshire & Brecon Canal, making Broadlands House an outstanding base from which to enjoy the very best of Monmouthshire, the Wye Valley and the Welsh Borders.



## THE PROPERTY

Broadlands House offers six generously proportioned bedrooms, three reception rooms and excellent potential for multigenerational living.

Upon entering the property, a spacious entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. The sitting room enjoys far-reaching views across the property's land and the surrounding countryside through dual-aspect windows and benefits from a charming fireplace, creating a warm and inviting atmosphere. The dining room also overlooks the front elevation and provides an ideal space for formal entertaining.

The farmhouse style kitchen / breakfast room is a substantial and sociable family space, fitted with a range of base and wall units, an Aga, integrated dishwasher and wine fridge. A stable door provides direct access to the gardens, seamlessly connecting indoor and outdoor living.

Leading from the kitchen is a secondary entrance hall with an additional staircase, access to the utility area and a versatile suite of rooms offering excellent annexe potential. Currently utilised as a utility room, office and guest bedroom, this area could readily be adapted to create a self-contained annexe, ideal for dependent relatives or guests.

The main staircase rises to a generous first-floor landing, serving three bedrooms, the principal suite and the family bathroom. Each bedroom enjoys pleasant views over the surrounding countryside. The principal bedroom features exposed timber beams and an en-suite bathroom. A further door from the principal suite leads to an additional landing area, with a secondary staircase descending to the alternative entrance hall and access to a further double bedroom complete with fitted wardrobes and an en-suite shower room.

## OUTSIDE

Broadlands House is set within approximately 10.77 acres of beautifully maintained gardens, grounds and paddocks, offering an exceptional lifestyle opportunity for those seeking space, privacy and countryside living.

The formal gardens surrounding the house have been lovingly cared for and feature an attractive variety of mature trees, flowering borders and established shrubs, creating a colourful and picturesque setting throughout the seasons. Expansive lawned areas provide ample space for outdoor entertaining and family enjoyment while taking full advantage of the property's rural surroundings.

The land can be accessed either directly from the road via a five-bar gate or from the property's yard area. A gated entrance opens onto a sweeping driveway, providing extensive off-road parking for numerous vehicles and leading to the house and outbuildings.

The property further benefits from a detached double garage, a separate detached single garage and an adjoining utility room. Beyond the main driveway, a separate gated entrance leads to the yard, which is well equipped with a stable block and three-bay barn and tractor shed, making it ideally suited to equestrian, agricultural or hobby farming pursuits.

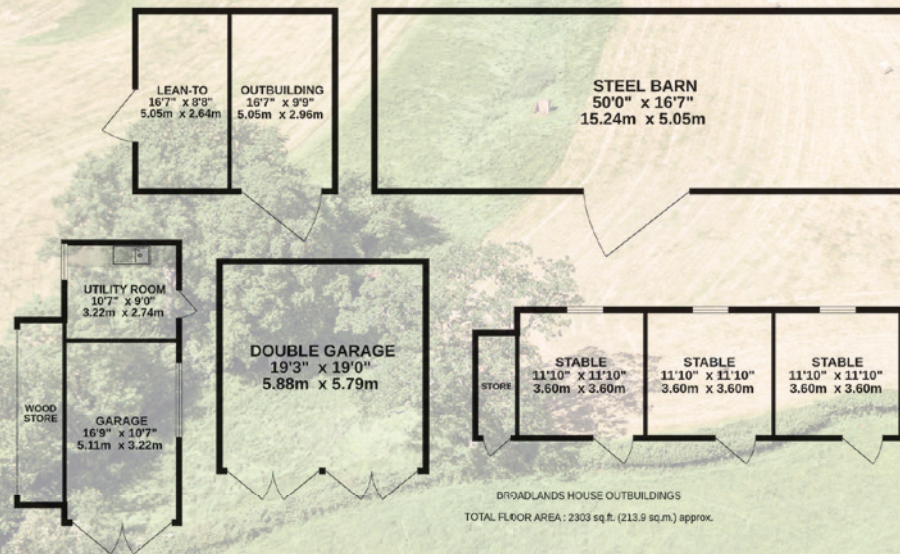
One of the property's most impressive features is its stunning rural setting, with far-reaching views enjoyed from the house, gardens and land across the surrounding countryside.





BROADLANDS HOUSE, WONASTOW, MONMOUTH, NP25 4DL

TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## KEY INFORMATION

**Services:** Mains electricity, water, oil fired central heating and septic tank.

**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:** H

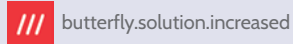
**Local Authority:** Monmouthshire County Council. Telephone 01633 644 644.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth proceed over the bridge and turn left towards the Shell Garage. At the mini roundabout take the 2nd exit signed posted Mitchel Troy. After passing the Premier Inn, take the right hand turning for the 'Link Road'. At the end of this road turn left. Keep going and take the next left onto Wonastow Road. Follow the road for around 2.5 miles where Broadlands House can be found on the left hand side.

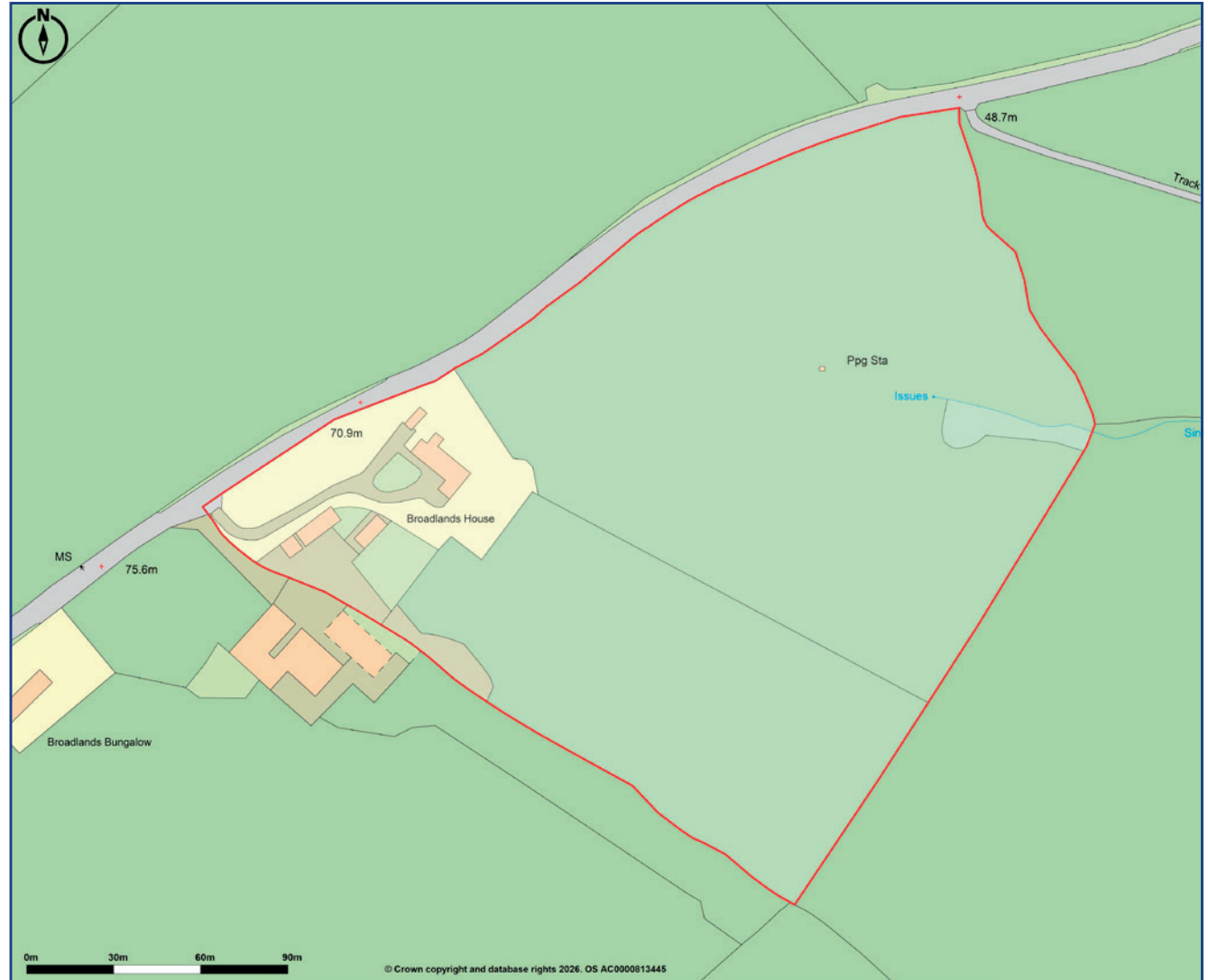
**Postcode:** NP25 4DL

## WHAT3WORDS



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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