

# Tan Y Coed

## The Narth, Monmouth



  
**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



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This beautifully presented and thoughtfully converted four-double-bedroom family home is set on a generous 0.7-acre plot in a highly sought-after village, bordering picturesque ancient woodland. Over the past 8 years, the property has been fully renovated and future-proofed, including a complete re-wire, new plumbing system, boiler and water tank, ensuring peace of mind for years to come. Featuring an innovative split-level design, the home offers spacious open-plan living with abundant natural light and high-quality fixtures and fittings throughout. A private driveway leads to an attached double garage, with ample parking for multiple vehicles.

The property is traditionally constructed with a painted rendered exterior and inset uPVC double glazed windows and door set under pitched tiled roofs. Internal features include two wood burners, low voltage downlighters, moulded skirting boards and architraves, vertically boarded doors and a combination of carpeted and wood effect ceramic tiles. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front garden and through a composite part glazed door with side glazed panel into:**

**ENTRANCE HALLWAY: 1.64m x 1.65m (5'5" x 5'5")**

Doors into the following:

### **CLOAKROOM:**

Frosted window at high level to front. Suite comprising a low-level WC and vanity unit with inset wash basin and decorative tiled splashback. Cupboard housing consumer unit.



### **OPEN PLAN KITCHEN/LIVING AREA: 8.63m x 4.17m (28'4" x 13'8")**

An impressively proportioned principal reception room with picture window to side enjoying views across the sun terrace. Feature modern wood burner with tall flu set on a slate hearth. A pair of part glazed doors into sitting room.





**KITCHEN: 8.94m x 4.18m (29'4" x 13'9")**

Wood effect worktops with uprights along three walls with inset porcelain one and half bowl sink and side drainer. An extensive range of shaker style cupboards and drawers set under with integrated dishwasher and wine fridge. Five ring gas Rangemaster with electric oven/grill and stainless-steel extraction hood over. Matching wall and tall unit housing Neff oven/grill and recess for American style fridge/freezer. Complimentary island unit with an extensive range of cupboards and drawers set under.



**STUDY: 3.37m x 2.47m (11'1" x 8'1")**

Window to front.



**DINING ROOM: 2.65m x 4.15m (8'8" x 13'7")**

An incredibly bright area with a feature lantern roof light and French doors with matching panels to the side accessing a raised sun terrace.



**SITTING ROOM: 4.40m x 6.47m (14'5" x 21'3")**

Picture window to front and sliding patio doors to back out to raised sun terrace and back garden. Feature stone fireplace with complementary hearth, mantel and surround housing "Arrow" wood burning stove.



**FAMILY BATHROOM:**

Frosted window at high level to side. A white suite comprising a low-level WC, vanity unit with inset wash basin and decorative tiled splashback surround, free standing roll-top bath with central mixer tap and double width walk-in shower enclosure with mixer valve, rain head and separate handheld attachment. Chrome ladder style radiator.

**UTILITY ROOM:**

Window to front. Wooden effect worktop along one wall with inset stainless-steel sink and side drainer. A range cupboard set under and complimentary tall unit with space and plumbing for washing machine/tumble dryer. Floor mounted Worcester boiler.

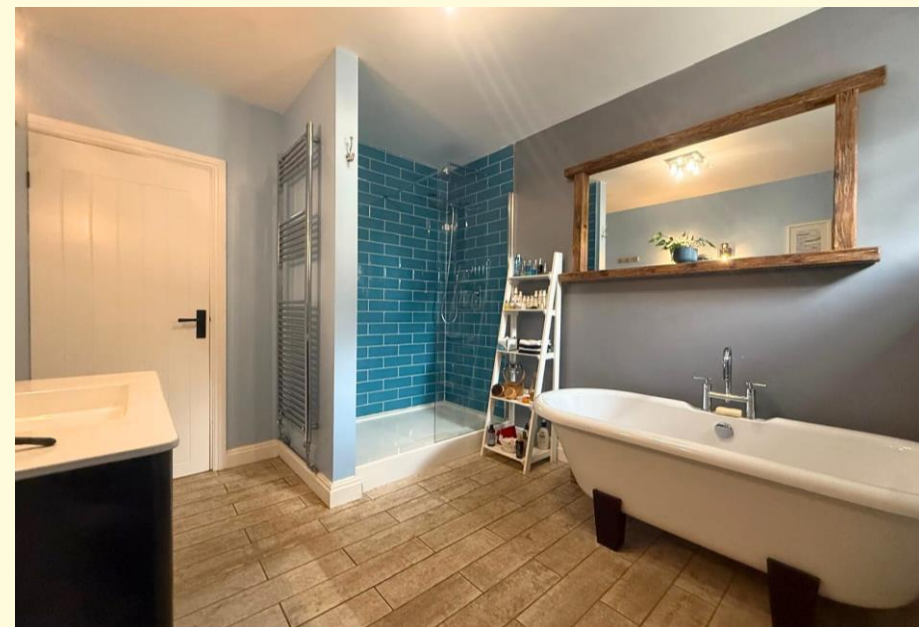
**BOOT ROOM:**

Window to side. Worktop with cupboard set under. Space and plumbing for washing machine/tumble dryer. Fitted wooden slatted shelving. External composite part glazed door to back.

**From Dining room through opening into:**

**INNER HALLWAY:**

Split level with roof access hatch and doors into the following:



**BEDROOM THREE: 2.77m x 3.45m (9'1" x 11'4")**

A double bedroom with window to side with pretty garden views.



**BEDROOM FOUR: 3.56m x 2.78m (11'8" x 9'1")**

A double bedroom with window to side.

**BEDROOM TWO: 3.47m x 3.93m (11'5" x 12'11")**

A double bedroom with window to side and large picture window to back with views towards the ancient woodland.



**BEDROOM ONE: 3.53m opening up to 4.64m (11'7" x 15'3") x 3.92m (12'10")**

A generously proportioned principal bedroom with window to side and large picture window to back enjoying attractive garden and woodland views. Opening into: 3.53m opening up to 4.64m (11'7" x 15'3") x 3.92m (12'10")



**EN-SUITE SHOWER ROOM:**

Frosted window to back. A contemporary suite comprising a low-level WC, corner vanity unit with inset wash basin and fully tiled shower enclosure with mixer valve, rain shower head and separate handheld attachment.

### OUTSIDE:

Tan Y Coed is accessed via quiet country lane and through a set of five bar wooden gates leading onto a tarmac driveway with space for multiple vehicles and supplying access to:

### DOUBLE GARAGE: 7.37m x 5.77m (24'2" x 18'11") max

Matching construction with a painted rendered exterior, a concrete base, sliding patio doors to back, external part glazed composite door to side and roller shutter garage door to the front. Currently used as a garage and for storing garden equipment, the space was previously used as multigenerational accommodation, complete with its own toilet facilities and provisions for a kitchenette, including plumbing.

### GARDEN:

The beautifully landscaped grounds extend to approximately 0.7 acres, predominantly laid to lawn and wrapping around three sides of the property. There is convenient access to the rear ground along both sides of the home and from the front parking area, through ledged and braced door that opens into a stunning oak-framed covered loggia-elegantly connecting the main residence to the garage.

Adjacent to the dining area and sitting room, a raised seating terrace provides a perfect vantage point to take in the property's picturesque backdrop. The expansive gardens continue to unfold beyond, offering a high degree of privacy, enhanced by a variety of mature, well-spaced trees. At the heart of the garden lies a tranquil pond, bordered by a low stone wall, adding a peaceful focal point to the landscape.

Stone steps lead up to a generous L-shaped sun terrace, ideal for alfresco dining and entertaining, while enjoying scenic views of the adjoining ancient woodland. Discreetly positioned beside the garage is a practical area for bin and log storage. In addition to the ample parking available at the front, a gate from the rear garden opens to an alternative parking area, offering further convenience. The gardens are enclosed on all sides 6ft post and wire fencing.

### SERVICES:

Mains electric and water. Oil fired central heating system and private drainage. Council Tax Band G. EPC D.

### DIRECTIONS:

From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and over the brow take the left turning signposted 'Whitebrook and The Narth'. At the small crossroads, turn right into The Narth and follow the road through the village for approximately 1.2 miles where Tan Y Coed can be found on the left opposite a red phone box.



### 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 of 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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# Asking Price of 775,000



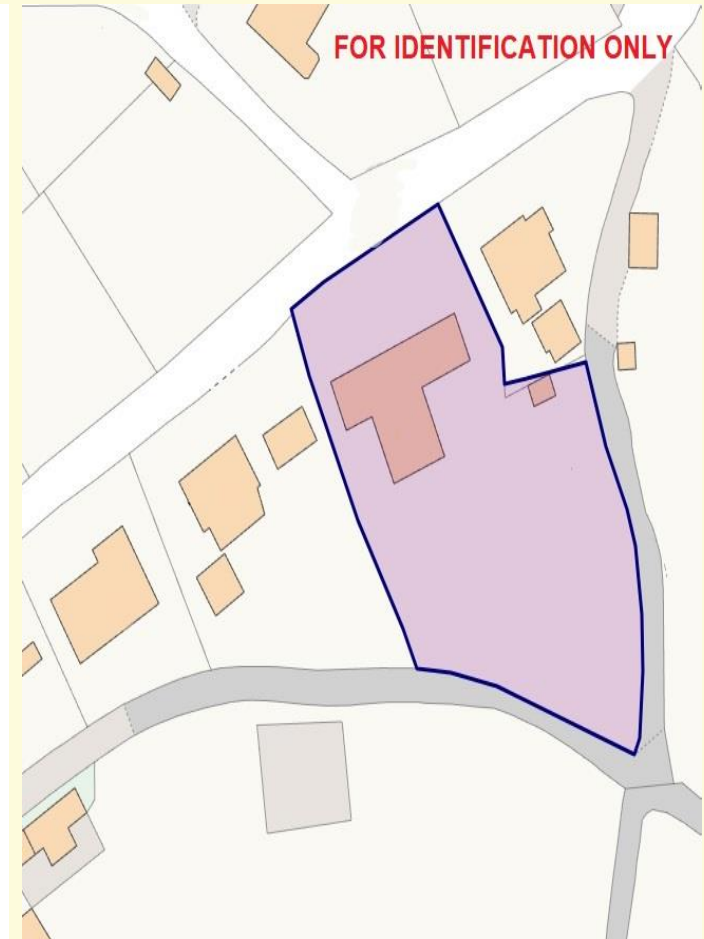
Francline Properties Ltd t/a Roscoe, Rogers & Knight  
Company Reg. No 3124596





**Ground Floor**  
Approx. 216.4 sq. metres (2329.2 sq. feet)

Total area: approx. 216.4 sq. metres (2329.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	