



SKENFRITH

Guide price **£775,000**



THE OLD VICARAGE

Monmouthshire NP7 8UH



Substantial detached property
Gated driveway & ample parking
Level lawned garden to the rear

Rarely do homes of this calibre and character come to the open market. Situated in the picturesque village of Skenfrith and offering convenient access to the nearby market towns of Abergavenny, Ross on Wye and Monmouth is this Grade II listed former vicarage.

The present accommodation boasts a beautiful Georgian facade but the main body of the home dates back to the 16th Century, as the vicarage is mentioned as far back as 1563 in Skenfrith. In the 1901 census, the property was identified as being owned by a local farmer, William J Philpotts.

It has been in private ownership since and the current layout was formed and created at the start of the 21st century.

In the following years, the internal accommodation has been modernised and upgraded to provide a family home with charm and character juxtaposed with a host of modern features, giving a wonderful synergy of old and new.

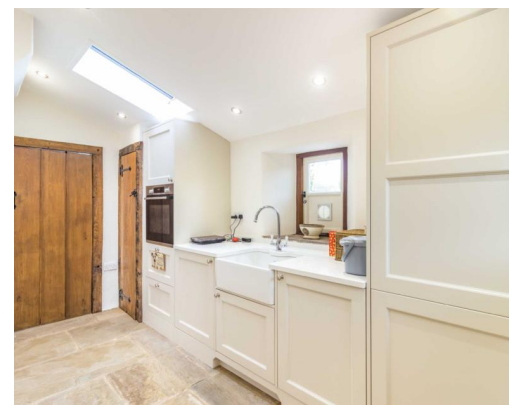


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KEY FEATURES

- Grade II Listed detached residence
- Five bedrooms & three reception rooms
- Village location
- Character & charm throughout
- Approximately 1 Acre
- Re-fitted kitchen in 2021



STEP INSIDE



Once you step inside the solid wood front door of The Old Vicarage, you are greeted by a most impressive reception room. Boasting dual aspect windows with French doors opening to the rear sun patio and sash window with shutters to the front.

The large Inglenook stone fireplace with inset beam over gives an immediate feeling of grandeur and the character that is to follow in the rest of the home.

Set off from this living area are two further reception rooms, one a generous dining room, the second a cosy snug area with flagstone flooring.

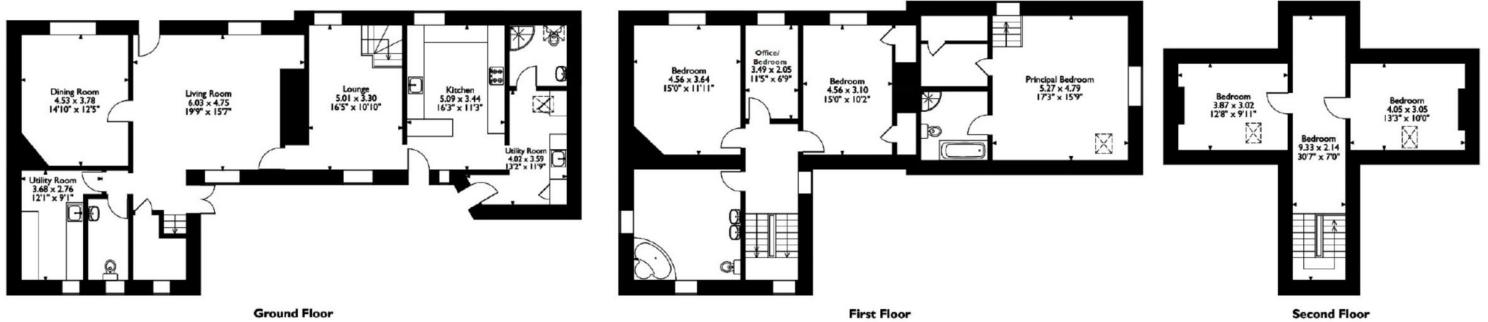
Of all the rooms in the home, the kitchen, split into two distinct areas, really stands out as it has been modernised in 2021 to provide a beating heartbeat to the home, with a wealth of integrated appliances.

There is a breakfast bar providing a social feel, complimented with white granite counter tops and splashbacks.

A shower room to the ground floor provides a useful addition to the accommodation.

There is a further utility room and separate cloakroom. A wine cellar can be found under the stairs.

Approximate Gross Internal Area 272 Sq M/2927 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.

To the first floor, the master bedroom is approached via its own private staircase and has an impressive vaulted ceiling with exposed timbers and beams.

There is a walk-in dressing room as well as en-suite facilities.

To the Eastern wing of the house, there are three further bedrooms and a family bathroom.

One of these bedrooms has been fitted with a range of drawers, shelving and wardrobes and is currently used as a home office, but easily adapted back into a bedroom if required.

Stairs rise to a second floor landing where two further bedrooms can be found, each with vaulted ceilings, exposed timbers and skylight windows to the rear.

STEP OUTSIDE



FRONT:

To the front is a stone gravelled private parking area for 2/3 cars with gated vehicular access to the side and rear providing a driveway that sweeps round to the rear of the house, allowing off-road secure parking for multiple vehicles.

REAR:

Externally, the property really bursts into life. Enjoying superb countryside views with gardens totalling approximately one acre. Mainly laid to level lawn to the rear with a vast array of mature trees and a host of hedged and flower borders. A paved sun patio directly adjoining the house provides a wonderful seating area, ideal for entertaining with vistas over the garden and hills to the rear. Stone built outbuildings adaptable for varied usage.

AGENTS NOTE: This property has been subject to flooding in the last 5 years.

INFORMATION

Postcode: NP7 8UH

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

Leave the Monmouth office and turn right onto the B4293. At the traffic lights, turn left into Monk Street, A466. Follow this road for approximately 3.5 miles before taking the left hand turn onto the B4521. Follow the B4521 road until you reach Skenfrith village. Crossing the bridge, take the next turning on the right. Follow this road, passing the castle on your right. As the road bends to the left, the property can be found shortly on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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