



Applegate

Hillside | Redbrook | Near Monmouth | Monmouthshire | NP25 4LY

FINE & COUNTRY



Step inside

Applegate

Hidden away in a peaceful spot in the Wye Valley enjoying spectacular rural views, this beautifully renovated and extended detached house called Applegate is a luxury home that showcases high-end design and beautiful interiors.

Transformed from a 1950s bungalow into a stunning contemporary home in 2018, the architect designed, bespoke rear extension is inspired by Scandinavian design that has created a breathtaking, open-plan space.

The amazing abode boasts four bedrooms, three bathrooms and separate sitting room as well as the mesmerising wood-clad extension, all nestled into grounds of around 1.24 acres that have magnificent, panoramic views across the valley combined with a rear field full of potential for a variety of uses.

Redbrook is a popular and pretty village in the Wye Valley, an Area of Outstanding Natural Beauty, that offers residents a myriad of outdoor opportunities from walks through woodland to exhilarating activities on the river.

The small village is home to a thriving community on the English side of the valley that regularly organises events such as music festivals, sports tournaments and charity events. Two local pubs boast regular live music, and an active village hall hosting classes such as dance and yoga.

The current owners have enjoyed living in this welcoming community, saying: The village is a vibrant community right on the river, where you can go canoeing or paddleboarding from the village green. There are two pubs, a village shop, a good primary school and lots of local events."

The busy market town of Monmouth is only about three miles away and the M4, Chepstow, Newport, Bristol and Cardiff are easily accessible via the A40 south or north to The Midlands.

STEP INSIDE:-

Step inside Applegate and be welcomed by a house that can impress from the very first moment, with a welcoming ambience in the light-filled hall, and thoughtful design and elegant style effortlessly flowing through every space.

The internal design of this stunning home seamlessly connects rooms and spaces physically but also visually via the clever use of colour, shape and materials used. In particular, the continual use of wood accents brings texture and tone to each room and a subtle visual reference to the woodland and natural beauty surrounding the home.

As a whole, the house offers versatility via open-plan spaces and separate, intimate rooms, the first of which is the ground floor sitting room within the original bungalow which has been lavished with a stylish update.

The room is an appealing space that includes delightful, bespoke built-in seating in the bay window providing a perfect reading nook from which to enjoy the Wye Valley views. The log burner ensures a warm and cosy space during the colder months.

The sitting room is versatile too, currently being used as a study as well as a snug because the main socialising space can be found on the first floor within the new rear extension.

Arriving at the top of the stairs to the upper floor landing reveals the first glimpse of the open-plan kitchen dining and living area, and it's a visual triumph.

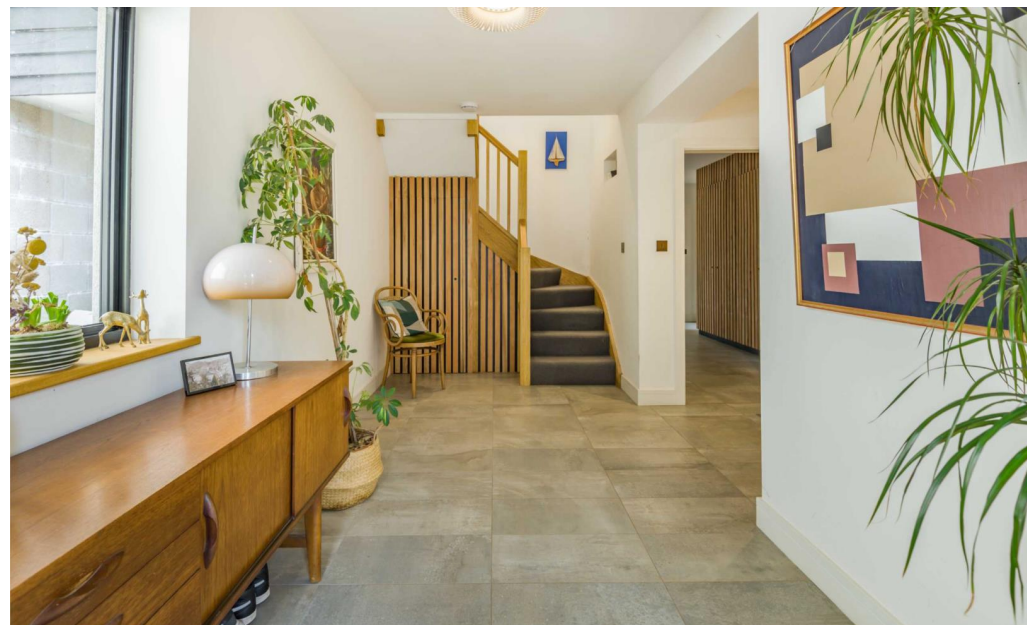
Seamless flow into this new space is via a vast open doorway, where the breath taking room expands to almost the width of the house and is visually dominated by the spectacular, double-height sloping ceiling clad in timber.

A myriad of windows of different shapes and sizes are thoughtfully located to frame a garden or valley view as well as invite maximum light to flood in.

The window frames are a striking, contemporary dark grey that visually link to the robust exposed metal ceiling beams and the sleek, handleless, kitchen units.

The hexagonal tiled splashback adds another design touch to notice - the grout continues the contemporary grey accent and the distinctive hexagonal shape can be found as a statement in other rooms, visually linking the spaces.

The high-end Leicht kitchen includes a range of integrated appliances plus a sociable breakfast bar where people want to linger, chat and eat.



But for more formal dining the centre of the room is the perfect place for a generous dining table bathed in light via the vast glass doors that offer a seamless flow onto the sunny terrace for alfresco dining, relaxing and absorbing the beauty of the property's outdoor space.

The current owner says: For entertaining, there is nothing better than sliding open the doors to the patio. It makes such a great space for fine weather barbeques and socialising.

The lounge area of this remarkable extension has been zoned to perfection and offers seating clustered around a contemporary log burner with a backdrop of treetop views via windows that expertly follow the angles of the sloping ceiling.

Also on this upper floor is a spacious room that offers versatility as well as bonus eaves storage. The room can morph to fit any lifestyle need, from a children's playroom to a teenager's den, from a music room to a quiet home office. But maybe the most obvious function is used as a guest bedroom as, just off the room, there is a stylish ensuite bathroom.

This stylish four-piece bathroom is a masterpiece of blending classic design with a modern touch, which is showcased to perfection via a traditional roll-top bath that boasts chunky wooden feet.

The hexagonal pattern appears again, this time as floor tiles, and are mixed with classic rectangular metro wall tiles.

Contemporary grey continues as an accent tone, with the grout, fixtures, and fittings joining the floor tiles and windows. But the honey-toned wood shelving, accessories and sink worktop ensure the room continues the home's connection to nature that is found in each space.

The principal bedroom at the front of the property boasts a bay window with Wye Valley views directly from the pillow, a bonus that makes waking up a joy, plus an ensuite shower room that oozes modern boutique hotel style.

The adjacent bedroom is a delightful slumber space, with French doors leading out onto the front garden. This thoughtful addition to this bedroom offers a seamless journey outside with a mug of coffee in the morning to breath-in the fresh air and drink in the view before the day begins.

The last of this trio of bedrooms is found at the rear with dual aspect windows offering views of the landscaped rear garden, next to the family bathroom that adds a splash of peaceful pale blue to the crisp white and grey colour scheme.







Step outside

Applegate

Step outside to discover this beautiful home is located on a private road that meanders along the hillside, with parking for up to three cars. There is also the potential to easily add space for more vehicles by moving the storage shed to another part of the ample garden.

The elevated south west facing aspect of the property lends itself to capturing the last of the sunshine.

From the parking area at the entrance of Applegate the marriage between the original home and the new rear wing can be seen, and the two sections integrate seamlessly to produce one unique, stand-out contemporary home.

The front garden offers numerous spots to sit and get immersed in the mesmerising view and surrounding landscape, from the sunny front terrace that wraps around the house to a shady spot under a mature tree.

The substantial, landscaped rear garden is a tranquil place to relax but also offers potential for further development. A sunken terrace next to the house is a sociable space, welcoming people spilling out from the striking timber-clad extension via its large glass doors.

From the terrace the view of the tiered garden reveals an inviting wood-fired Scandinavian-style hot tub that easily entices people to take the plunge, rewarding them with absorbing views of the Wye Valley as well as the chance to unwind in the warm water.

This middle section of the garden has a bonus pergola laden with climbing roses and grapevines to create a shady canopy offering protection from direct sunlight during the summer months.

The garden is a special, private 1.24 acre slice of the Wye Valley that also offers a surprise.

Past the fence, at the top of the gentle slope the garden extends at the top into a field, lined with woodland.

From this most elevated position at the property, the views are expansive and enthralling. But the field can offer more than views, it is full of potential as a wildlife sanctuary, children's play area, and further patios and terraces.

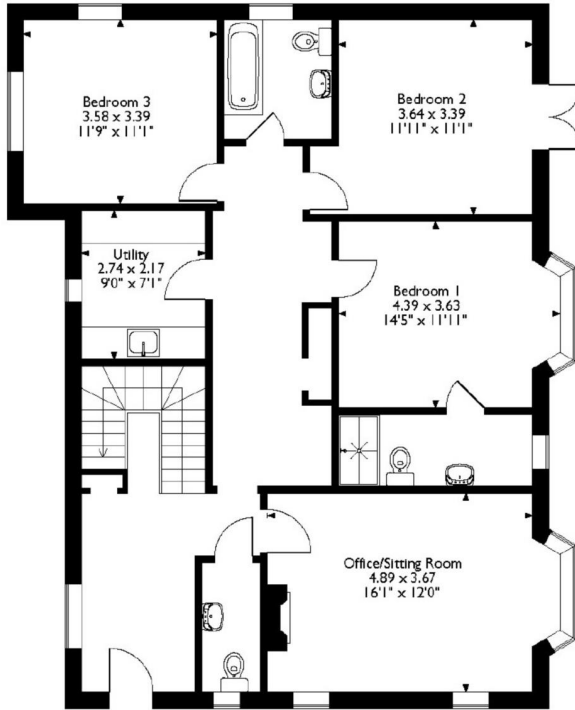
The bonus space offers opportunities to grow produce and maybe even a swimming pool as this section of the land at the top of the site is predominantly level.

DIRECTIONS

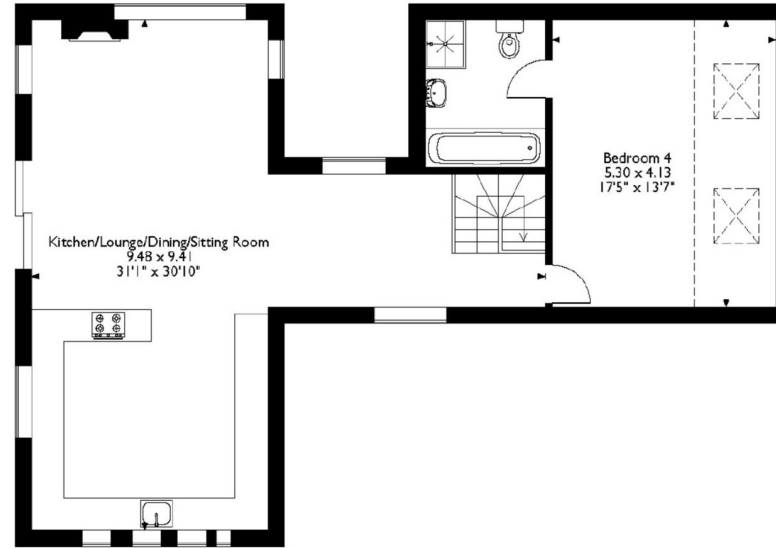
From Monmouth, take the A466 signposted to Chepstow. On reaching the village of Redbrook, take a left turning in front of St Saviour's Church and continue passing the Primary School. Turn left and then left again and continue along this road. The property can be found towards the top of the lane on your right-hand side.



Approximate Gross Internal Area
184 Sq M/1920 Sq Ft



Ground Floor



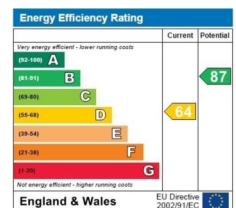
First Floor

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.

Postcode: NP25 4LY | Tenure: Freehold | Tax Band: D | Authority: Forest of Dean | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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