



DINGESTOW

Guide price **£1,200,000**



LOWER TREFALDU

Dingestow, Monmouth, Monmouthshire NP25 4BQ



A stunning character-filled country home set in idyllic countryside
Annexe
Paddocks and stables

This stunning and characterful five-bedroom home is set amidst open countryside, tucked away along a meandering no-through country lane, yet located less than five miles from Monmouth.

The main house offers versatile and spacious family accommodation of considerable charm and character. In addition, there is a superb adjoining one-bedroom annexe, ideal for multi-generational living, guests, or income potential.

The property is surrounded by glorious gardens and grounds extending to approximately 3.62 acres, including a paddocks, stables and a stream.



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KEY FEATURES

- Stunning characterful home
- Five bedrooms
- One Bedroom Annexe
- Stunning kitchen breakfast room
- Approx 3.62 acres
- Paddocks and Stabling



STEP INSIDE



Entering the property via a charming stone porch, you are welcomed into a large and impressive entrance hallway that immediately sets the tone for the home. A raised, wooden-floored feature area adds character, while a stable door provides access to the garden and outdoor entertaining space.

From the hallway, doors lead to a generous storage area, a formal lounge, a snug reception room, a downstairs shower room, and stairs rising to the first floor.

Also accessed from the hallway is the stunning, recently re-fitted open-plan kitchen breakfast room, a truly beautiful space rich in character and warmth.

The kitchen features a central breakfast bar, fully fitted wall and base units topped with quartz work surfaces, two double Neff ovens, an induction hob, and a range of integrated appliances including a large fridge freezer. Flagstone flooring, exposed wooden beams, and an impressive stone fireplace with log burner create a wonderful focal point. Steps lead to a latch door and an original wooden spiral staircase, surrounded by windows that wrap around and overlook the garden.

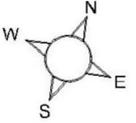
The formal lounge is an inviting and elegant space with wooden flooring, a feature central log burner, and wide windows enjoying views over the entertaining side of the garden. Feature patio doors open directly onto the formal garden area, seamlessly connecting indoor and outdoor living.

The second reception room, currently used as a snug, enjoys dual aspect windows overlooking the gardens and would make an ideal home office, playroom, or additional sitting room.

The downstairs shower room is fully fitted, featuring tiled flooring, half-height panelled walls, a fully tiled shower, pedestal wash hand basin, and low-flush WC.

Stairs rise to the first floor, where an exceptionally large landing leads to five well-proportioned double bedrooms and two family bathrooms.

The principal bedroom is a standout feature, showcasing a striking stone feature wall and a spiral staircase that connects back down to the kitchen.

Lower Trefaldu, Dingestow, Monmouth**Approximate Gross Internal Area****Main House = 2871 Sq Ft/267 Sq M****Stables = 404 Sq Ft/38 Sq M****Annexe = 771 Sq Ft/72 Sq M****Total = 4046 Sq Ft/377 Sq M****FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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This room also benefits from a spacious walk-in wardrobe and a door providing direct access to the annex.

The remaining four double bedrooms all enjoy pleasant outlooks over the surrounding gardens and countryside.

The Annex

The annex offers flexible and spacious accommodation, ideal for multi-generational living or guest use. It features a large open-plan kitchen, breakfast, and dining area with tiled flooring, surrounding windows, and a feature bay window overlooking the formal garden and large decked entertaining area. A door provides direct access to the garden.

The kitchen is well equipped with fitted wall and base units, a central island, built-in Neff oven and hob, space for a fridge freezer, and plumbing for a washing machine. A feature log burner adds warmth and character.

Stairs rise to the first floor, which provides a generous double bedroom with wooden flooring, two Velux windows, and an additional window overlooking the rear formal gardens. A striking circular stone window offers views across the paddocks.

The bedroom benefits from under-eaves storage and a fully tiled en-suite shower room.

There is also internal access linking the annex back to the main house.

THE ANNEXE



INFORMATION

Postcode: NP25 4BQ

Tenure: Freehold

Tax Band: I

Heating: Oil

Drainage: Private

EPC: D



STEP OUTSIDE



The property is approached via gated access leading to a large driveway providing off-street parking for several vehicles. Gardens surround the property, complemented by two paddocks and an area suitable for stabling, making this an ideal home for equestrian or livestock interests.

The formal garden features a spacious decked entertaining area, rockery features, and an abundance of mature trees, shrubs, and planting. The gardens and paddocks enjoy beautiful open countryside views. Additional outdoor features include a large workshop, several outbuildings including a wooden storage shed, greenhouse, and a stable block with a concrete hardstanding area.

AGENT'S NOTE

We are advised that the property has access to a well on the neighbouring field.

DIRECTIONS

From our Monmouth office, head south-west on Agincourt Square/B4293 towards Agincourt Street. Continue to follow B4293. At the roundabout, take the 2nd exit and stay on B4293. Turn left onto Cinderhill St/B4233/B4293. At the roundabout, take the 2nd exit onto Portal Road/B4293. Continue to follow B4293. Continue straight onto Mitchel Troy. Then take a Slight left towards Dingestow. Follow this road for approximately 1.5 miles and then take a left hand turn. Follow this road and take the next left where the property will be found a short distance along on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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