



MONMOUTH

Guide price **£475,000**



ARCHER & CO

ST. DAVIDS HOUSE

Redbrook Road, Monmouthshire NP25 3LY



Substantial four-bed, detached home
Large garden with garage
Sizeable open-plan lounge kitchen diner

Located along a popular residential road on the outskirts of the historic market town of Monmouth and boasting views out over the green expanse of Monmouth School playing fields, this substantial, four-bed detached family home is an oasis of light, space and opportunities to make wonderful lifelong memories.

From the sizeable front garden with sweeping driveway offering ample parking, a garage and sheds, through to the sunny, sociable and private patio flanked by woodland at the rear, the outside space is practical and pretty.

Inside, the welcoming home offers the best of all worlds, with abundant spaces for gathering with family and friends as well as cosier spaces offering some peace and solitude in separate rooms.

The heart of the home is the substantial open-plan lounge, dining room and kitchen, offering zones for relaxing, dining and cooking up a feast. For a cosier atmosphere, especially during the colder months, the separate lounge with brick fireplace can throw out the warmth as well as the invitation to find a more peaceful spot to relax away from the vast open-plan space.



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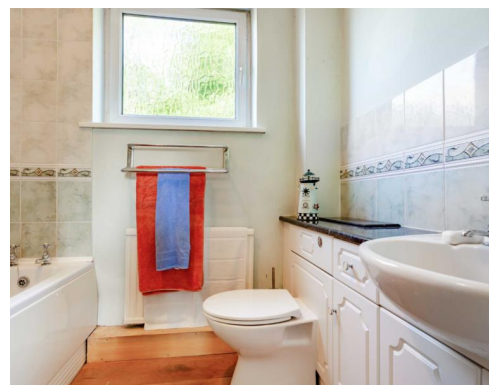


KEY FEATURES

- Substantial, detached four-bed home
- Large front garden with ample parking & garage
- Private rear garden with woodland views
- In need of some modernisation
- Separate lounge with fireplace
- Four double bedrooms with en-suite to the primary bedroom



STEP INSIDE



This wonderfully spacious family home can also offer a ground floor cloakroom, utility room, garden room that would be the most appealing of home offices if required, plus four bedrooms, with the primary boasting an en-suite.

The house is well positioned to enjoy the array of cafes, pubs and restaurants that Monmouth can offer within walking distance and a good choice of independent and High Street brand names to warrant a shopping trip too. The town can boast some of the best schools in the county and all the day-to-day facilities and amenities needed for a busy family life, as well as a range of sports and leisure opportunities to choose from.

The house and the town are well located for further travel too, using the main road that meanders past that is a direct route south to the M4 with options for destinations including London, Bristol, Newport or Cardiff. Head north and the road morphs in the M50 as a direct route to Birmingham and the Midlands. Being located on the edge of the Wye Valley Area of Outstanding Natural Beauty means this house has one of Wales' most glorious landscapes on the doorstep that can easily tempt you outside on a regular basis to explore all the options.

Enjoy a relaxed walk through dappled woodland or try diving into an exhilarating experience like tackling the River Wye's rapids in a canoe, and every available outdoor activity in between, with a cold pint and pub grub waiting for you at a country inn at the end of the day.

Step inside this welcoming home and the instant and overwhelming ambience is one of space and light, with sizeable and sociable rooms conducive to creating wonderful memories with family and friends.

The hub of the home is to the left of the central hall and, thanks to a rear extension, is an expansive space that runs from front to back offering a lounge open-plan to a dining space which, via an archway, also connects to the kitchen.

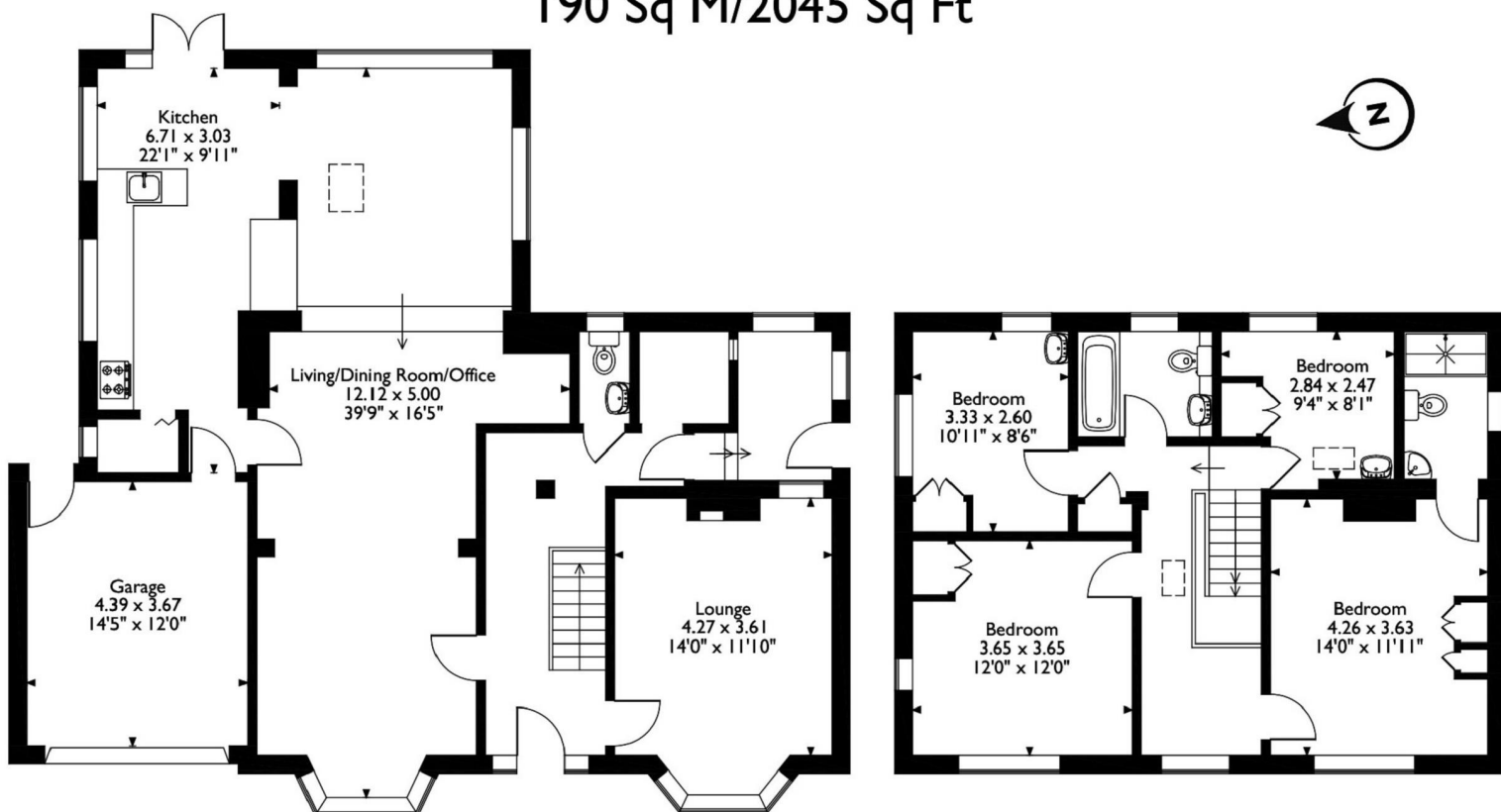
Standing in the entrance doorway of this open-plan area, it's a joy to see the front and rear garden views via the generous windows from this prime position. The substantial and sociable lounge is calling you first to linger and sink into a comfortable sofa with friends and chat the night away.

In the daytime the bay window is the perfect place to create a reading nook with a view simply by dragging your armchair to the spot or by creating a permanent and pleasant destination by having a bespoke window seat built into the bay.

Welcoming diners to the eating area at the other end of this open-plan space will be a pleasure, with a large picture window bringing a garden view to the table as the constant and visually engaging extra feature.

Maybe a new owner would like to investigate the possibility of changing the picture window to a bank of bifold doors, subject to planning consent, to increase the connection to the pretty rear garden even further.

Approximate Gross Internal Area 190 Sq M/2045 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.

This substantial, dual aspect reception room can easily entice people in to enjoy gathering together for meals and for relaxing, and is constantly flooded in natural daylight from all directions yet in the evening, as the sun sets, it easily becomes a more intimate area for entertaining.

The open-plan space continues through an archway that reveals a kitchen breakfast room that ensures seamless flow but also adds an element of visual separation too. The well-equipped, well designed galley kitchen is another space that can boast cascades of light from two picture windows, plus a breakfast dining area at the end that offers you a fabulous view of the garden over your bowl of cornflakes courtesy of a large window and door that inhabits most of the back wall.

A fabulous socialising area that is constantly a hub for family members and visiting friends to gather, this open-plan, three zone space dominates the floor plan but this house can also offer a more intimate lounge at the front of the house.

This separate reception space can boast a bay window so ample light is not an issue, as well as a brick fireplace that creates a warming and cosy atmosphere perfect for winter evenings. It is an alternative space for escaping the social areas for a while to find some silence and solitude, or to gather together for a relaxing evening chat.

At the end of the hallway comes the more practical elements of the house, with a trio of cloakroom, utility room and bonus garden room waiting to be discovered.

The garden room is a surprise extra space that can offer you a space to feel enveloped by the foliage but not open to any blustery showers, and a room to find peace and quiet too. But it could also be the most wonderful of home offices, creating a feeling like you're almost working out in the garden thanks to the large window and door out to the patio.

Upstairs the feeling of light and space effortlessly follows you, with two of the bedrooms boasting a dual aspect and all four of the bedrooms easily doubles with handy built-in storage.

The principal bedroom boasts a wall of built-in storage so there's a place for everything, creating a clutter-free sleeping zone, with a modern en-suite shower room within stumbling distance beckoning a visit every morning as a refreshing start to the day.

The family bathroom is another well-designed space with ample storage solutions and the pipework neatly tucked away so a bath surrounded by bubbles and a calm decor ensures total relaxation is easily achieved.

There is a small accessible loft area with retractable stairs for ease of access which could be used for additional storage off one of the rear bedrooms.

St David's House is a substantial home that's flooded in light and offers well thought out spaces that seamlessly combine to create a family home full of potential to make it your dream abode.

STEP OUTSIDE



Step outside into an impressively spacious garden at the front and a sunny, private outdoor space at the back. Arriving at this inviting family home via the large gate reveals a sweeping driveway not usually found at a detached family home in a popular Welsh town, and as it meanders towards the house passing a lawn and handy sheds, the visually pleasing symmetrical house comes into full view. A central lawn area provides the island of greenery that the drive sweeps around creating a rather grand circular driveway usually found at stately homes. There's ample parking next to the house for all the visitors that this spacious home surely regularly welcomes and a very pleasant place to park yourself on the generous front lawn surrounded by an array of beautiful mature shrubs and trees. The garage is another bonus feature to spot on your arrival but as there is an abundance of parking onsite it has the potential to be converted into further accommodation or a fantastic storage area for equipment that might be making the move too - equipment that makes the most of the property's location in the Wye Valley such as canoes and kayaks. Around to the rear garden, accessed via a glass door in the kitchen, and a sun-drenched patio easily persuades you to enjoy alfresco dining and just totally relaxing in a garden chair.

An intriguing set of stone steps in one corner wander up to a cute little summerhouse, a pleasant place to feel enveloped by the garden and away from the busy family home, looking out over an elevated patio, as well as offering rear protected access via a lane to the house, there you can find a large gate.

INFORMATION

Postcode: NP25 3LY

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: E





DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the second exit onto Redbrook Road. Go past Lidl and St. Davids House is on your 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	70
EU Directive 2002/91/EC			

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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