



MONMOUTH

Guide price £399,000



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# MONNOW LODGE

Osbaston Road, Monmouthshire NP25 3AX



Many Character features throughout  
Private garden  
Fantastic opportunity to extend

Monnow Lodge is a Victorian gothic lodge house built by the church of Wales in 1867. This historic building is set in a private wrap around garden with secure gated off-street parking for several vehicles.

The property is located within a short walking distance of Monmouth town centre, and is also very close to Vauxhall fields renowned for its open countryside and riverside walks.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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### KEY FEATURES

- Detached Victorian lodge
- Two/ three bedrooms
- Planning permission for double storey extension
- Gated off street parking
- Charming wrap around garden
- Close to the town centre



# STEP INSIDE



This beautiful detached Victorian lodge is situated right on the edge of Monmouth town and within a short walk to the town centre.

This attractive gothic lodge was built by the Church of Wales in 1867 using local Callow stone, the property has retained many original features throughout, with exposed beams, exposed stone walling and fireplace and wooden floors.

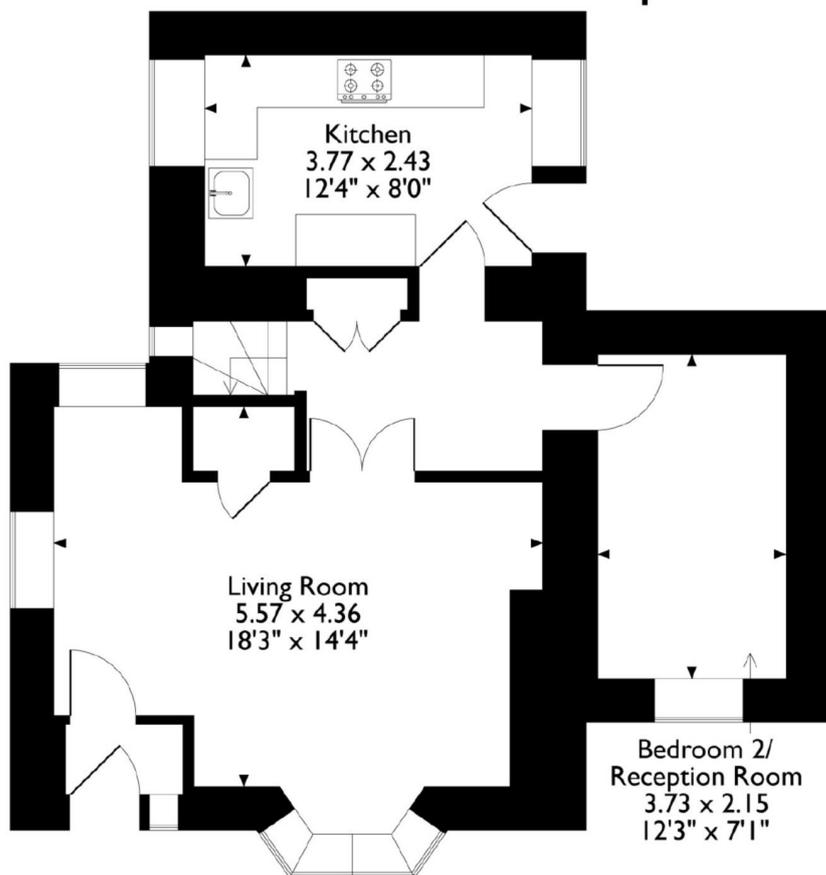
There are two bedrooms to the first floor and the current vendor is using the second reception room as a third bedroom. Planning permission has been granted for a double storey extension which would provide an extended kitchen and dining room and an additional bedroom.

This historic building is set in a private wrap around garden with secure gated off-street parking for several vehicles.

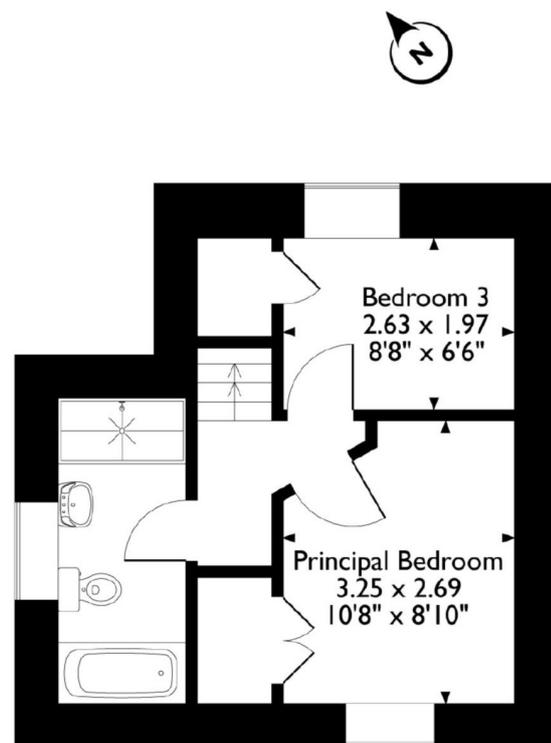
Enter this charming characterful home by its useful porch which provides access to the lounge, the lounge oozes character with thick exposed stone walling, bay window, exposed wooden floorboards and ceiling beams and a stunning feature stone-built fireplace with stone hearth housing a JOTUL multi-fuel burning stove, there are double doors which open up into the inner hallway providing access to the kitchen another reception or bedroom three.

Staircase leads to the first floor and there is a large useful storage cupboard.

## Approximate Gross Internal Area 77 Sq M/829 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.

The kitchen is well fitted with wall and base units and a breakfast bar, there is a feature large Belfast sink and a window which overlooks the mature garden, to the other end of the kitchen are French doors leading out to the private garden and flooding the room with natural light.

There is plumbing for washing machine built in electric oven with a four-ring gas hob over and space for a fridge freezer.

The first floor is approached via a turned staircase, the landing has access to two bedrooms and a family bathroom.

The principal bedroom has a lovely outlook to the front aspect and a built-in double wardrobe with hanging space and shelving. Bedroom two has an outlook over the rear garden and a built-in storage cupboard.

The family bathroom is fully tiled and offers a 4-piece suite including panelled bath, low-level WC, pedestal handbasin. Full width shower cubicle with rainfall shower head. Wall mounted chrome heated towel rail.

# STEP OUTSIDE



The garden is a generous size and wraps itself around the property with large patio area leading onto a level lawn with timber built shed/workshop. Steps leading up to a raised flagstone patio with stone walls surround and enjoying an elevated view across woodland towards Vauxhall fields.

Further pathways leading to raised beds, vegetable patches and to the front of the property. Wooden double gates give access to parking for several vehicles.

AGENTS NOTE: Planning permission for an extension has been applied for and granted. This would give a large kitchen/dining room and further bedroom above. Planning number DM/2020/00736

## INFORMATION

Postcode: NP25 3AX

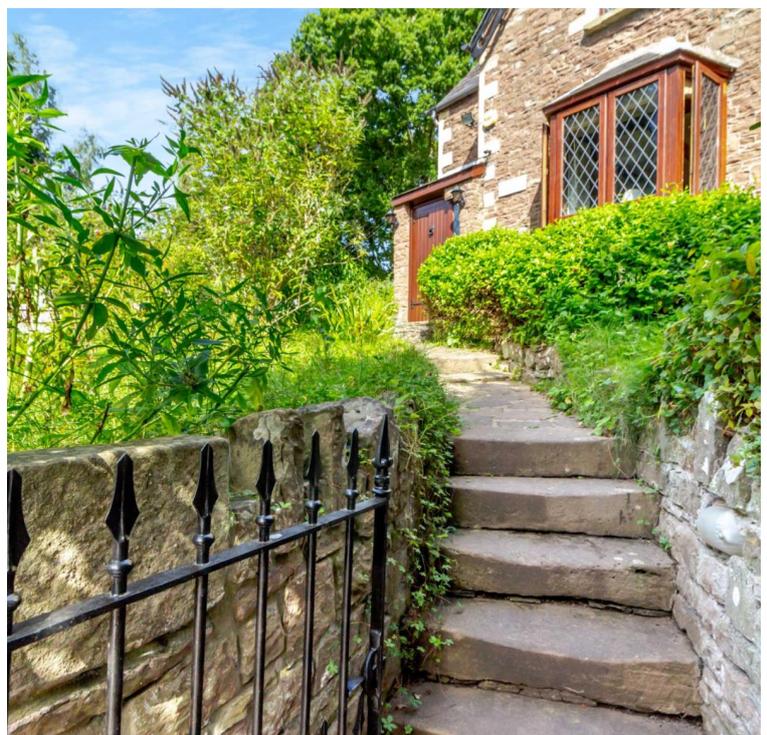
Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Private

EPC: D





## DIRECTIONS

From our Monmouth office, proceed on Priory Street towards the traffic lights. At the lights take a left onto Monk Street, then left into Osbaston. Monnow Lodge will be found a short along this road on the left handside.



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