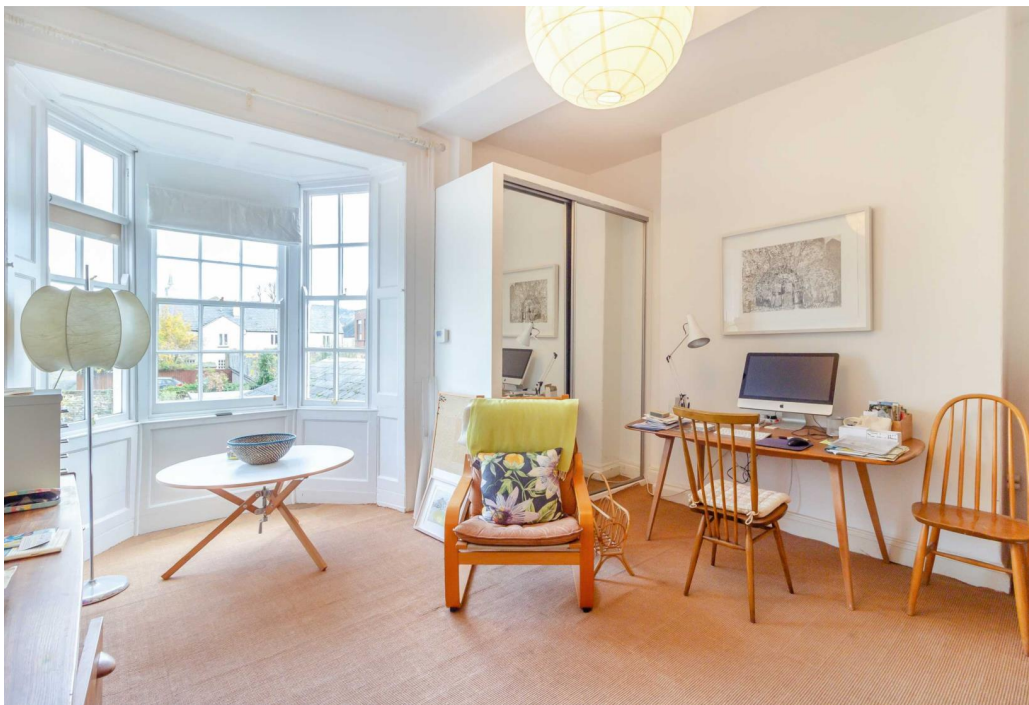




Stafford House

32 St Marys Street | Monmouth | Monmouthshire | NP25 3DD

FINE & COUNTRY



Step inside

Stafford House

Guide price £850,000

Nestled within a street of pretty period properties in the popular market town of Monmouth, Grade II listed Stafford House is a four-storey Georgian gem that is bursting with character and original features combined with more modern and luxury additions.

This five-bedroom, three-bathroom property is a stunning and immaculately presented handsome house, built during the 1800s as one of the finest homes in the town. From the instant you arrive it captivates you with a traditional Welsh slate roof, classic sash windows, and the promise of period features and elegant interiors.

Step inside and the house does not disappoint, with more charming features to find, including panelled internal doors, sprung oak floors, period fireplaces and the most impressive of sweeping staircases.

However the house has also been given a sympathetic update that includes a total rewire, pressurised hot water system, luxury bathrooms and a heart of the home' designer kitchen with dining area that leads out into the delightful walled garden.

Stafford House is ideally located to enjoy all the shopping, social and education opportunities the town has to offer. The variety of shops include independent establishments as well as national brands such as Waitrose and Marks and Spencer, and there's an enticing mix of restaurants, pubs and cafes, as well as some of the best schools in the county, if not Wales; all within walking distance of the substantial blue front door.

A range of sports clubs and leisure opportunities can be found in and around the town, and Monmouth is well-positioned as a gateway to the glorious Wye Valley Area of Outstanding Natural Beauty. For commuting or travelling to other towns and cities, Monmouth can boast a good position too, with the A40 heading south to the M4 for Cardiff, Bristol and London and the M50 the direct route north to the M5 and Birmingham.

Step inside one of the town's finest historic homes, through the impressive blue front door, and the property's period character instantly greets you in the entrance hall with an inner double door showcasing beautiful stained glass window panels, high ceilings, panelled inner doors, and a decorative archway.

Into the first reception room at the front of the property, currently used as a study and library, the light-filled space boasts oak floorboards, two sash windows, and an elegant

marble fireplace. It is the perfect place with a calm ambience for quiet reading, studying and working from home.

Wandering further down the hall you come across the sweeping staircase to ascend and explore the first floor, but there's much to see on the ground floor first. The second reception room is currently a formal dining room with a central table benefiting from the addition of a large log burner nestled into the fireplace, ensuring this space is cosy and comfortable for guests to dine.

In addition, careful thought has been given to the layout between this dining area, which could easily become a cosy snug, and the kitchen diner, with an open doorway providing a seamless flow between spaces.

The kitchen is home to a range of impressive top-end brand names that will please any cook, whatever their culinary experience and skill level. The designer Poggenpohl luxury kitchen includes polished granite work surfaces, a gas-fired, four-oven Aga and Gaggenau appliances.

Keeping the modern, open-plan flow going, the kitchen seamlessly leads to a dining area that then effortlessly connects to the garden via a set of French doors.

Meander back down the hallway, past the door and stairs to the cellar, to the elegant staircase and it will take you to the drawing room on the first floor. These windows and a high ceiling providing the space with cascades of light and an airy atmosphere.

Also on the first floor can be found a guest bedroom that boasts a bay window providing garden and Monmouth rooftop views to the wooded horizon, plus a luxury bathroom that can impress with a stand alone bath.

Up the glorious Georgian staircase again gets you to the second floor to find the spacious principal bedroom that is cocooned in period features that include the visually captivating fireplace, another duo of sash windows and wooden floorboards. The principal bedroom can further delight with an ensuite, offering the ideal start to the day surrounded by luxury fixtures and fittings, and tasteful design.

Another double bedroom at the rear of the house is a peaceful space, accompanied by garden views directly from the pillow. Finally on this floor there's a family shower room that continues the boutique hotel standard luxury and style.



A final climb of the staircase reveals two further double bedrooms on the top floor, both providing exposed beams as the charming period feature to wake up to, and a daily reminder of the period providence of this stunning historic house.

Vendor Insights; "Stafford House has been our home for the past four years. Prior to our residence, the property underwent a complete redevelopment by its previous owners. During our time here, we've taken special care to refurbish all the sash windows, both front and back, conducted essential repairs to the roof and skylights, and refreshed the external aesthetics.

"Our most cherished space in the house is undoubtedly the first-floor living room, featuring delightful double sash windows. This room, positioned to the south, bathes in natural light, creating a warm and inviting ambiance. Another favourite spot is the kitchen, which feeds through to the garden. This area has become the heart of our home a perfect family hub and an ideal setting for entertaining guests."

"The Georgian room proportions add a sense of space to our home. The staircase is a standout feature, gracefully winding up all four floors. The property also features a skylight at the top, allowing natural light to cascade down.

"The garden, which is east-facing, enjoys an abundance of sunshine thanks to its size, making it the perfect and manageable outdoor space.

"Residing on a one-way street comes with numerous perks the tranquility of a quiet road, the opportunity for neighbours to forge connections, and the overall friendliness that defines our community. Over time, we've cultivated relationships with our neighbours, which has resulted in the creation of a warm and welcoming community."

"What initially drew us to this house was its central location. Downsizing from a larger vicarage in a more remote setting, we were pleasantly surprised to find that, ironically, we now embark on more walks than ever before as there is such a wide variety of things to see and do.

The vibrant location offers a wealth of attractions, from convenient shopping at Marks and Spencer's and Waitrose to exploring independent bookshops.

The presence of the traditional Blake Theatre and Savoy Cinema adds cultural richness, and the abundance of green spaces enhances the overall appeal. Stafford House's unique location truly caters to a diverse range of interests whether it's strolling through the scenic surroundings, engaging in social activities, or meeting fascinating individuals, there's always something for everyone."

"While bidding farewell to our home, there are countless aspects we'll fondly remember. However, if there's one thing, we'll miss the most, it's undoubtedly the convenience and close proximity to the town. We consider ourselves fortunate to have enjoyed such a central location, making everyday life and town activities incredibly accessible."







Step outside

Stafford House

Step outside to the rear garden and the period character of the house flows out into charming walled garden. This south-east facing, substantial outside space easily tempts you out into the sunshine to enjoy relaxing and reading or sharing a social alfresco meal with friends or family on the delightful flagstone terrace next to the house.

A parcel of peace within this vibrant town centre location, the garden is the property's nature-filled sanctuary, bursting with birdsong and a myriad of wildlife and filled with mature shrubs and herbaceous beds.

A sizeable section of lawn is perfect for children to play and dogs to dash about, as well as providing more space for the inevitably regular and thoroughly enjoyable social gatherings to expand from the terrace. The last of the day's sunshine is enjoyed by wandering down to the end of the garden to find a more intimate patio area, tucked into the corner, where an atmospheric evening meal as the sun sets and the stars appear awaits you.

DIRECTIONS

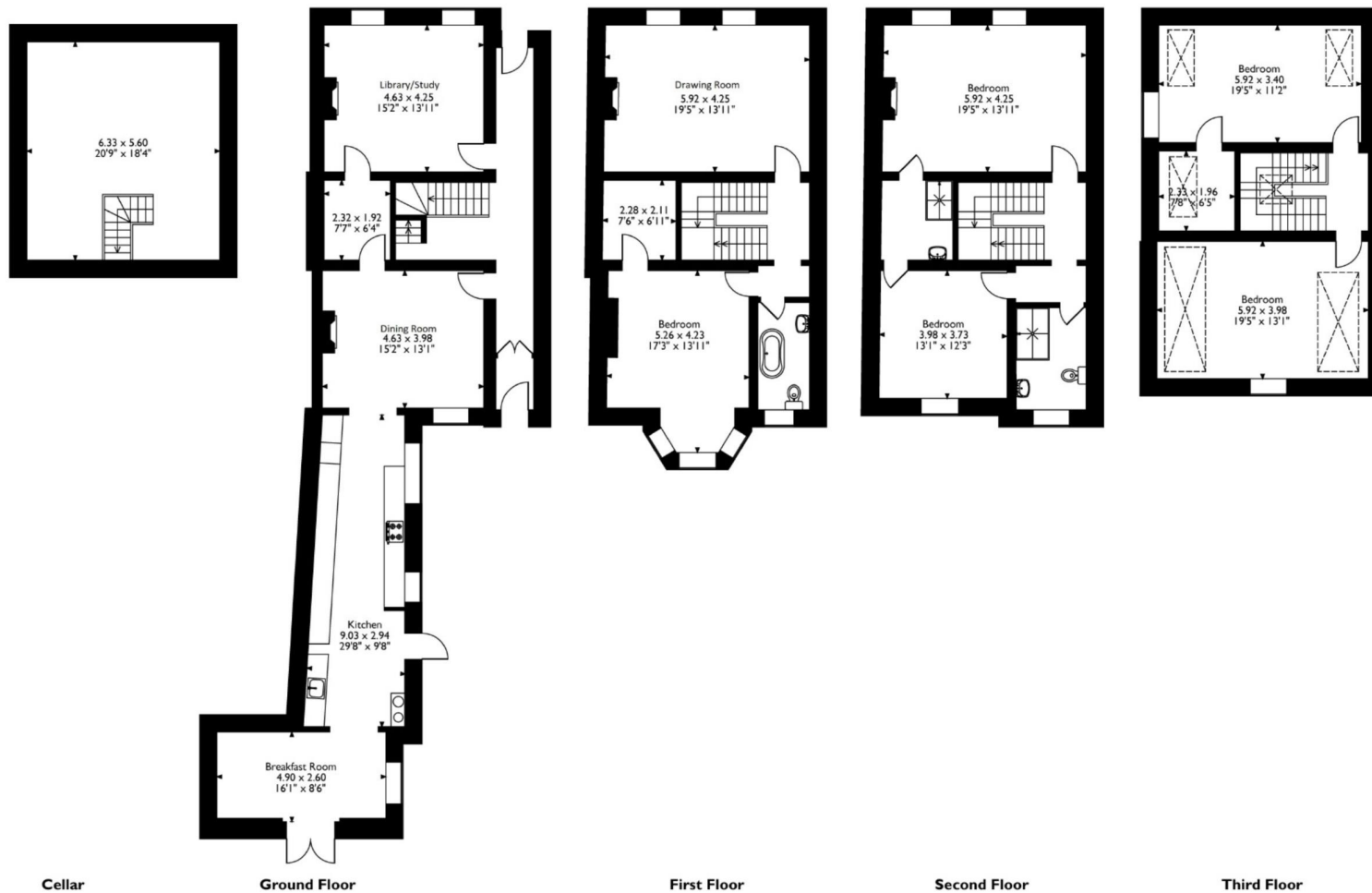
From Agincourt Square walk up Church Street and turn right into St Marys Street and number 32 is halfway down on the left hand side.

Please see below the What3Words, which will give you an exact location of the property:

What3Words: [///snacks.craziest.scouts](#)



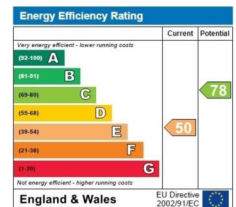
Approximate Gross Internal Area 334 Sq M/3595 Sq Ft



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.

Postcode: NP25 3DD | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Gas | Drainage: Mains | Internet availability*:

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