



MONMOUTH

Guide price **£945,000**



THE ELMS

New Dixton Road, Monmouth, Monmouthshire NP25 3SJ



Georgian detached home full of features
Four reception rooms & kitchen diner
Charming family home

Surrounded by mature gardens and far-reaching views that stretch to the horizon, this historic house is truly breathtaking. Called The Elms, the front gate opens to reveal a mesmerising Grade II listed Georgian gem that will captivate any visitor.

The attractive, symmetrical facade offers an array of period features that ensure The Elms is a memorable property from the moment you see it. Large sash windows offer an enticing peep inside each of the elegant spaces waiting inside, while the charming veranda tempts you to stay outside and enjoy the views.

Push open the front door to reveal a wealth of beautifully preserved original character including sweeping staircase, ornate cornicing, picture rails and the classic Georgian sash windows, many of which still have their original shutters.

There are four reception rooms, a stunning kitchen diner, cloakroom and utility room on the ground floor but also two separately accessed stylish annexes currently being used as holiday lets. Upstairs there are four double bedrooms, one with an ensuite, and a five-star boutique hotel standard family bathroom with a well-positioned slipper bath that can boast the best country views.



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KEY FEATURES

- Elegant Grade II listed Georgian gem
- Located on the edge of Monmouth
- Four reception rooms with period character
- Stunning kitchen diner plus large utility room
- Seven bedrooms & luxury family bathroom
- Large gardens & ample parking



STEP INSIDE



The house is well-located to be a wonderful home for a family, nestled within fields on the edge of the popular market town of Monmouth which offers some of the best schools in the county. Monmouth is a bustling centre for shopping and socialising, offering an array of independent and brand names on the high street, plus an exciting choice of social and sports clubs and regular events to enjoy.

The central hall takes you on a journey into the elegance of the Georgian era, with ornate coricing and a series of ceiling arches accompanying you into the core of the home to find the grand, sweeping staircase. It's a structure of stature that this historic home deserves but before ascending there's a sprawling ground floor to explore.

Step out of the town and you're in some of the most glorious countryside Wales can offer - the Wye Valley Area of Outstanding Natural Beauty. Explore the wooded valleys and rolling hills on foot, bike or horse, dive into a range of river-based activities, and enjoy visiting one of the many country pubs and cafes the area has to offer.

Either side of the central hallway at the front are two beautiful reception rooms. To the left is a sitting room, bathed in light via its dual aspect large sash windows and offering a separate, cosy corner of this spacious home to curl up by the fire, relax, read a book and enjoy the garden views. Across the hall is the formal dining room, a mirror image of the sitting room, with high ceilings, coricing and picture rails joining the original sash windows and sanded floor that cocoon the diners at the table in delightful period character.

If going further afield is required, the main route south to Cardiff, Newport, Bristol and London goes right past the edge of the town, or take this route north to get to Birmingham and The Midlands.

The dining room is a pivotal space on the ground floor as it offers an open doorway into a cosy snug that then leads into the stunning kitchen diner.

Step inside this magnificent period property and it instantly greets you with impressive and immaculately preserved original character, wrapped in a welcoming ambience.

Approximate Gross Internal Area 357 Sq M/3844 Sq Ft



Basement

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.

Beautifully designed, with much thought given to the choice of style, colour and material by the current owners, the kitchen is a visually absorbing mix of hidden modern appliances behind classic Shaker-style units accented by natural materials such as slate and wood.

The island unit includes an integrated breakfast bar to ensure the cook can be joined by family or friends and chat as they prepare a delicious meal. The house offers an impressive choice of social spaces, and the drawing room next to the kitchen is the largest and the most impressive. Each room is packed with wonderful original features and character that showcases its past, but this space takes it to another level. At the end of the generous room the bay window is a triumph, still boasting its huge sash windows and shutters that perfectly frame the garden views. There's corning in this room too, but in here it is the most ornate in the house. The panelled door and high ceiling add to the sense of grandeur but the space is warm and welcoming too, with the added log burner providing a central focal point.

Some people might think that, with the addition of a cloakroom and a utility room, the ground floor accommodation is complete, but this house has a surprise waiting to be found.

A door at the end of the large utility room gives access to a whole rear wing not obvious from the front of the house. This bonus ground floor accommodation has been beautifully designed to create two stylish and contemporary annexes, both currently used as holiday lets. The holiday comprises a one-bed and a two-bed unit. Both annexes have their own separate entrance and access to the garden via French doors, and both have been given tasteful and modern decor that guests will be thrilled to find. The annexes are also perfect extra homes to facilitate a family who require multi-generational living.

At last it's time to glide up the elegant staircase to a large and light-filled central landing that provides access to the four spacious double bedrooms, all with stunning original sash windows and some able to boast shutters too. The principal bedroom comes with a luxury ensuite shower room within easy stumbling distance but if a long, hot soak in a bath is the end of the day experience you yearn for, the family bathroom can offer a beauty. The sizeable room has been beautifully decorated to provide a luxury, high-end bathroom but the showcase is the slipper bath, perfectly positioned by the window so you can relax in the bubbles, maybe sipping a glass of bubbles, with an uninterrupted view of the garden and rolling hills beyond.

STEP OUTSIDE



Step outside into the mature garden that envelopes the house to discover a large flagstone terrace to one side. It is the perfect, sunny spot to entertain and enjoy alfresco dining with views of the garden and surrounding countryside as the welcome extra guest.

At the front of the house is the very enticing veranda. The veranda is a special space, an area to sit with a morning coffee and listen to birdsong or watch day turn to night with an evening drink.

There is ample parking for the myriad of guests who enjoy visiting and socialising at this inviting home, and plenty of lawned areas for children and dogs to play in safety, including a charming walled garden at the rear which is also home to another terrace plus a couple of sheds.

As well as the two holiday lets as a source of income, the house also offers the chance to run a cattery, with the business buildings already up and running in the rear garden or, if not required, the structures offer an abundance of storage uses.

INFORMATION

Postcode: NP25 3SJ

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Private

EPC: E





DIRECTIONS

From our Monmouth office, follow the road and at the traffic lights continue straight onto Dixton Road. Just before Dixton roundabout, veer left onto Old Dixton Road and the property is located 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		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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