



Brynmawr Lodge  
Mitchel Troy Common | Monmouth | Monmouthshire | NP25

FINE & COUNTRY



# Step inside

## Brynmawr Lodge

Enjoying an outstanding, elevated spot in the Monmouthshire countryside, this generous four/five bedroom detached family home has a welcoming, light and airy ambience with breathtaking, long distance views from most of the rooms creating a feeling of space and freedom.

With all the benefits of country living, yet just three miles from the vibrant market town of Monmouth, this substantial, single-storey, split-level property occupies a private position on the edge of Mitchel Troy Common. Brynmawr Lodge is set in established gardens and grounds which extend to just under six acres and the house itself provides nearly 3000 sq.ft. Of accommodation. The architect-designed house incorporates a bedroom wing and a separate living wing. Large windows frame the views of the garden, grounds and countryside beyond. The accommodation flows seamlessly into rear terraces perfect for soaking up the surroundings and for enjoying the west-facing outlook towards The Blorenge, Skirrid and The Black Mountains. The outside space also include an attractive 'Spanish garden' style courtyard area to the side. The accommodation is practical and well-presented, whilst aspects such as the kitchen, bathrooms and warm air central heating could easily be updated, to provide a more contemporary home in the most stunning of settings. There is also potential to create additional accommodation by extending into the loft space, subject to the necessary consents.

Brynmawr Lodge has an abundance of entertaining space, with two spacious reception rooms and a large games room, currently used as a snooker room. There is also all the property's outdoor space to enjoy, with formal gardens, pastureland (suitable for horses or livestock) and a wooded area with a babbling brook. At the front of the property the large block paved driveway provides ample parking in front of the detached double garage and there is also a large feature pond with fountain.

The location is ideal for commuters, with motorway links giving easy access to Newport (23 miles), Cardiff (34 miles), Bristol (30 miles) and the Midlands. Within a ten-minute drive, the popular town of Monmouth offers a range of independent shops, famous High Street brands such as Waitrose and Marks and Spencer and a variety of cafés, pubs and restaurants. It's an area that's very attractive for families, with well-reputed schools including the Haberdashers' Monmouth independent boys' and girls' schools. Trelleck Primary School is conveniently within three miles of the property.

### STEP INSIDE:

Steps from the front driveway lead down to the entrance porch, which has parquet flooring and plenty of practical built-in cupboard space for coats and shoes. A glazed door slides open to the entrance hallway, which has a short flight of stairs down to the bedroom wing on one side and leads to the accommodation wing on the other. Opposite is a multi-purpose room currently used as a study, but which could provide a fifth double bedroom.

Double wooden doors with glazed panels open directly from the hallway into the light-filled living room, remarkable for the panoramic views which are revealed by the glazed panels taking up most of one wall. A sliding door opens to the paved terrace, where an electrically operated awning provides shade on bright summer days.

Situated adjacent to the sitting room, the dining room enjoys a similar outlook and also has a sliding glass door to the terrace, a perfect spot for al fresco dining.

The kitchen/breakfast room has an L-shaped layout, with two bay windows looking out to a pretty side courtyard and a sliding glass door opening to a conservatory. The kitchen incorporates a range of hardwood wall and base units with integrated appliances, a breakfast bar and space for a breakfast table. Off the kitchen is a useful utility room with plumbing for a washing machine, space for a dryer and a door leading out to the courtyard. In this part of the house there is also a cloakroom and a boiler room with storage space.



The double-glazed conservatory enjoys glorious views over the gardens to the back and side of the property. A wonderful spot for relaxing, it has double doors leading out to the rear terrace.

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Completing the living accommodation is the fabulous games room, which has a bar area and can accommodate a full-sized snooker table. The room has a large window to the front of the property, overlooking the driveway, as well as Velux windows in the ceiling. It is accessed down a short flight of steps from a rear passage near the kitchen. A wonderful room for entertaining







# Step outside

## Brynmawr Lodge

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Gates from a country lane open to a large block paved driveway with parking for several cars. To the side of the house there is also a detached double garage with an up-and-over door. There is also a large feature pond with fountain.

Brynmawr Lodge sits in grounds of 5.98 acres, which include formal gardens, mostly laid to lawn and with established shrub borders. To the front and side of the house are split-level, raised terraces which take full advantage of the wonderful views and which include an attractive Spanish garden' style courtyard area to the side. Near the driveway there is a pond with a water feature and in the garden there is a shed and a greenhouse.

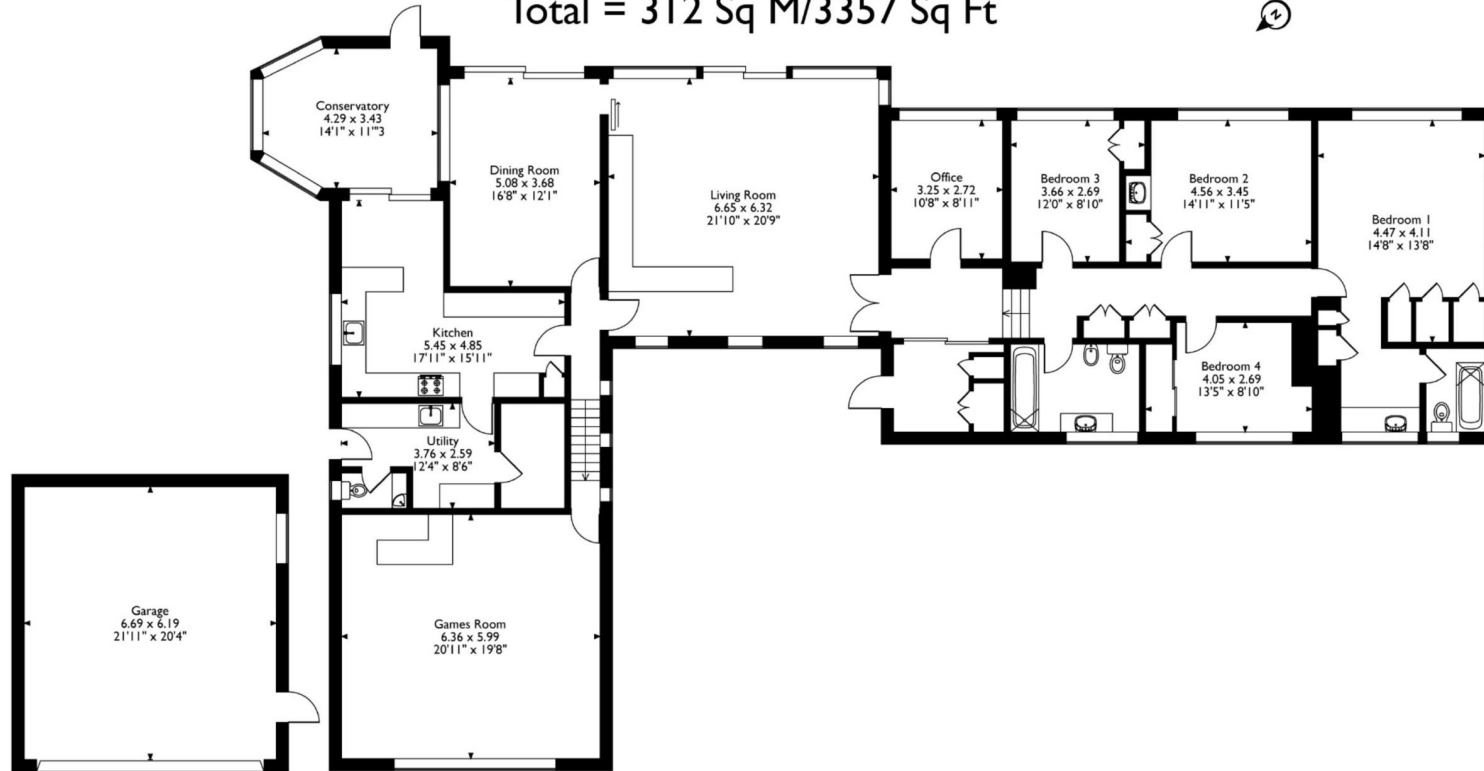
The grounds also include a woodland area, comprising mainly deciduous tree and with a small brook running through. The remaining land is grazing pasture, suitable for sheep, horses or ponies.

### DIRECTIONS

What3words: ///endings.subplot.learning



Approximate Gross Internal Area  
 Main House = 271 Sq M/2916 Sq Ft  
 Garage = 41 Sq M/441 Sq Ft  
 Total = 312 Sq M/3357 Sq Ft



Ground 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.

Postcode: NP25 4JG | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		65
(58-68)	E		
(47-57)	F	28	
(35-46)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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