



The Cabin

The Narth Road | The Narth | Monmouth | Monmouthshire

NP25 4AG

FINE & COUNTRY



Step inside

The Cabin

The Cabin has been meticulously renovated and extended over the past few years, designed with the intention of being a forever home. The attention to detail is evident throughout, striking a perfect balance between spaciousness and cosiness. Many rooms offer serene views of the tranquil gardens.

STEP INSIDE:

Step inside this beautifully presented property, where practical areas await. The boiler room doubles as a boot room and drying room, and there is also a separate cloakroom. The kitchen, a modern take on the classic shaker style, boasts all the conveniences you could desire, complemented by character features like stone flooring, stone window sills, and granite work surfaces. A central island takes centre stage, and a dining area features French doors opening out to the garden. Adjacent to the kitchen is a utility room.

The Cabin epitomises versatile living with three reception rooms: a cosy snug, a sitting room with an inglenook fireplace and wood-burning stove, and a generous lounge with French doors opening to the garden. At the rear of the property, the former kitchen has been transformed into a study and library area. Additionally, there is a ground-floor double bedroom and a shower room, allowing the possibility for single-level living.

Ascending the staircase with designer wall panelling, you'll find the vibrant principal bedroom, which connects Jack and Jill style to the sumptuous family bathroom. There is also a convenient separate cloakroom on the first floor. Two further double bedrooms, both with fitted wardrobes, include one with an en-suite shower room. Another single bedroom can serve as a first-floor office space if desired.

In addition to the main house, a separate self-contained annexe offers open-plan living and a shower room on the ground floor, with two bedrooms on the first floor. There is potential to expand the annexe by incorporating rooms from the main house, making it perfect for two families wishing to live separately yet within the same property.

LOCATION:

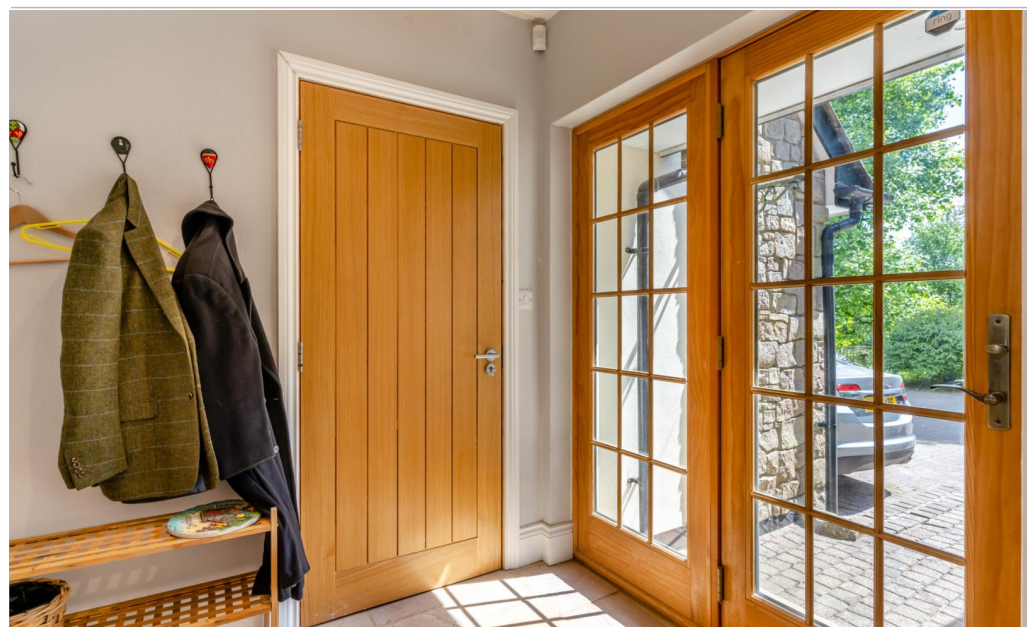
Monmouth is a charming market town nestled in the picturesque Wye Valley, renowned for its excellent range of schools, vibrant shops, and diverse amenities.

The town is home to both state and independent schools, providing exceptional educational opportunities for all ages. Monmouth's rich cultural scene is highlighted by the Savoy Theatre and cinema, which hosts a variety of performances, and showcases the latest films.

Quaint cafes and restaurants offer delightful dining experiences, while the bustling High Street features an array of independent boutiques and well-known stores.

The Monmouth Leisure Centre provides excellent facilities, including a swimming pool, gym, and sports courts, catering to all fitness and recreational needs. Golf enthusiasts will appreciate the nearby Monmouth Golf Club and the world-renowned, prestige Rolls of Monmouth Golf Club. The River Wye adds to the town's allure, offering a range of activities such as canoeing, fishing, and scenic riverside walks. Conveniently,

Monmouth is well-connected, with train stations in nearby towns such as Abergavenny and Chepstow, and Cardiff and Bristol airports are both within an hour's drive, making it a vibrant and attractive place to live and visit.









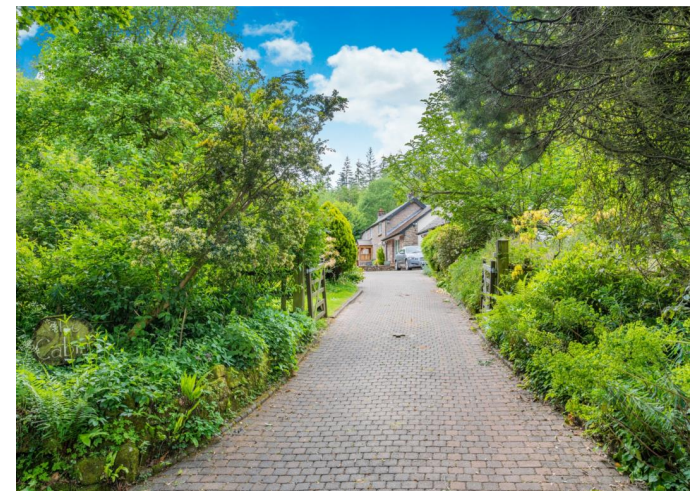
Step outside

The Cabin

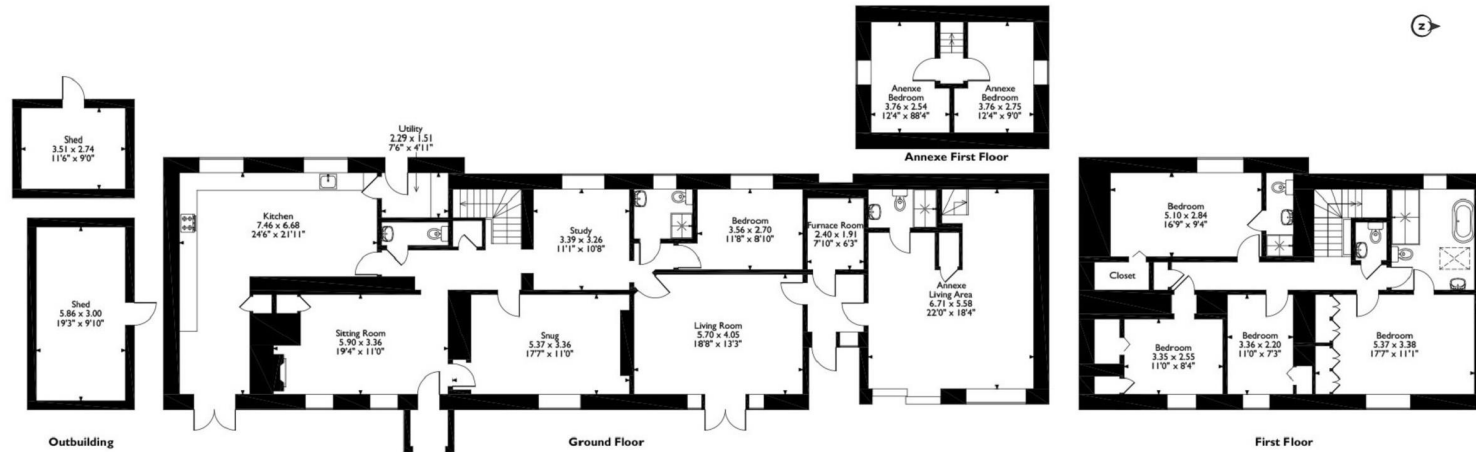
Outside, gates open onto a driveway with off-road parking for several vehicles. The gardens, spanning over half an acre, provide privacy with trees and foliage, creating a secluded yet not isolated feel. The established gardens burst with colour and are a haven for wildlife. Grassy lawns and low stone walls with borders stocked with various colourful flowers make it an ideal spot to enjoy during the summer months. A large polytunnel and vegetable produce area cater to those aspiring to live 'the good life'.

DIRECTIONS

Leave Monmouth on the B4293 road and take the left exit signposted for Penallt, Trellech, and Chepstow. Continue for a couple of miles until you see a left turn signposted for The Narth and Whitebrook. Turn left here and proceed until you reach the crossroads. Turn right and continue for approximately half a mile, where you will see the property on the right. What3words: [///clustered.salary.viewers](#)



Approximate Gross Internal Area
 Main House = 252 Sq M/2712 Sq Ft
 Annexe = 58 Sq M/624 Sq Ft
 Outbuildings = 28 Sq M/302 Sq Ft
 Total = 338 Sq M/3638 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 4AG | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Gas LPG | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		65
E	(39-54)		
F	(21-38)	31	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Fine & Country
Tel: 01600 775930
monmouth@fineandcountry.com
2 Agincourt Square, Monmouth, NP25 3BT

