



Frostlands
Hoop Road | Penallt | Monmouth | Monmouthshire | NP25 4RY

FINE & COUNTRY

Frostlands

This excellent, newly-renovated, contemporary-style family home on the edge of the popular village of Penallt offers flexible five bedroom accommodation and the added benefit of three self-contained units suitable for income generation or for extended family.

Frostlands offers the option of a spacious ground floor bedroom (or a third reception room) and upstairs there are four further bedrooms, all with ensuite facilities and including a wow main bedroom with bifold doors opening to a balcony which takes full advantage of the lovely views over the garden to the rolling wooded countryside beyond. Downstairs, the well-planned and beautifully presented accommodation also includes a spacious kitchen breakfast room, a wonderful light and airy living room and a further reception room which could be used as a dining room, snug, playroom or home office.

The attractive property has been renovated to a high standard and it is exceptionally well-presented, with quality fittings, luxury ensuites, a modern, fully-tiled ground floor shower room and a stylish, well-equipped kitchen. It is decorated in contemporary, neutral colours, with everything ready for a family to walk straight in. It sits in level lawned gardens and grounds extending to approximately 1 acre and benefits from generous off-road parking and a detached double garage.

Frostlands is situated on the edge of the hilltop village of Penallt, a small but thriving community, set high above the market town of Monmouth, which is about six miles away. Surrounded by wonderful walks and beautiful scenery, it offers a country lifestyle, yet with easy access to the motorway network to the city life of Cardiff, Bristol, Birmingham and beyond. The village's Pelham Hall hosts a variety of sports and leisure activities and social events and there are two lovely local pubs - the Bush Inn, in the village and The Boat, in a pretty location at nearby Redbrook, alongside the River Wye. Within a twelve-minute drive, the vibrant town of Monmouth (5 miles) 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. Monmouth hosts regular markets and a busy programme of events and it boasts good leisure and recreation facilities and nearby world-class golf courses. The reputation of Monmouth's state schools, the Haberdashers' Monmouth independent boys' and girls' schools and the nearby Llangattock School Monmouth with Monmouth Montessori Nursery make the area very attractive for families. Trelleck Primary School is conveniently within three and a half miles of the property.



STEP INSIDE

Frostlands

A modern, part-glazed, stable-style door opens to a welcoming entrance hallway, with practical, high quality, wood-effect tiled flooring, which extends throughout the ground floor. From the rear of the hallway, a door leads through to a large kitchen/breakfast room, fitted with a comprehensive range of modern, Shaker-style units, with oak worksurfaces and contemporary, metro-tiled splashbacks. There is an oak-topped central island, incorporating storage space, a wine cooler and a breakfast bar. The kitchen is very well-equipped, with a double oven, a gas hob, an integrated dishwasher, a double Belfast sink and space and plumbing for a fridge/freezer. There is also room for a family dining table. The room is flooded with natural light, with a window to the side and bi-fold doors which open directly to a paved rear terrace. This makes a wonderful space for outdoor dining and entertaining, overlooking the rear garden and the countryside beyond.

Off the kitchen is a practical utility room, fitted with units to match the kitchen and incorporating a Belfast sink and an integrated washing machine.

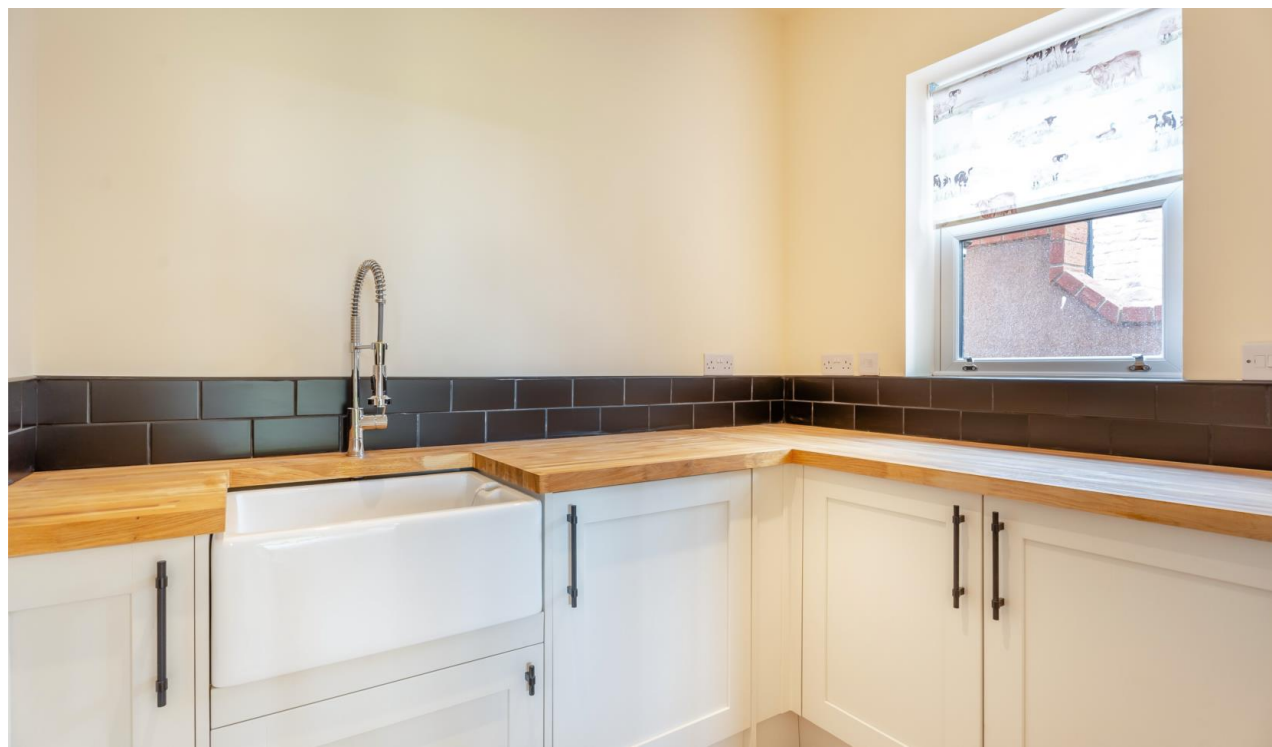
Alongside the kitchen, also overlooking the back of the property, there is a fabulous, spacious living room, with bifold doors to the entertaining terrace and rear gardens. A door to one side of this room opens into a walk-in storage cupboard, with a secondary door to a cupboard housing the heating controls.

Overlooking the front of the house, with bifold doors to a side terrace, is a further multi-functional reception room, whilst on the other side of the hallway, adjacent to a modern, fully-tiled family shower room, there is a third generous reception room, which could be used as a ground floor bedroom.

From the entrance hall a staircase with wooden balustrading rises to a light and airy landing area, leading to four first floor bedrooms. The spectacular main bedroom has exposed ceiling beams, a window to the front and bi-fold doors opening onto a balcony overlooking the gardens to the side of the property. The room has a luxurious, open-plan ensuite bathroom featuring a free-standing, roll-top bath and grey marble effect tiles. Two further, spacious double bedrooms benefit from built-in eaves storage and luxury ensuite shower rooms. The fourth bedroom has an ensuite cloakroom and use of the ground floor family shower room.















STEP OUTSIDE

Frostlands

A private entrance from the lane opens onto a tarmac driveway, lined on one side by neat flower beds and a stone wall, separating the house from the access to the neighbouring converted barns which provide holiday let potential.

There is parking for several cars in front of a detached, double garage, which has an electric up-and-over door and an access door to the side.

The property enjoys a large area of level lawn and a paved terrace runs along the rear of the house, giving lovely views over the surrounding countryside.

Alongside the house, screened by the stone wall, there is a complex of three barns, two converted to provide potential holiday lets. The converted barns are arranged to provide three individual, high-quality, self-contained units. A single storey-barn is divided into a luxury two-bedroom unit with a one-bed property alongside and the second, two-storey barn has been converted to provide a large, one-bedroom unit, comprising a huge ground-floor space with a dramatic glazed wall, with steps up to a mezzanine seating area. There is also a separate, unconverted Dutch barn, with a concrete floor and potential as a games room. Around the barns there is plenty of parking space.

DIRECTIONS

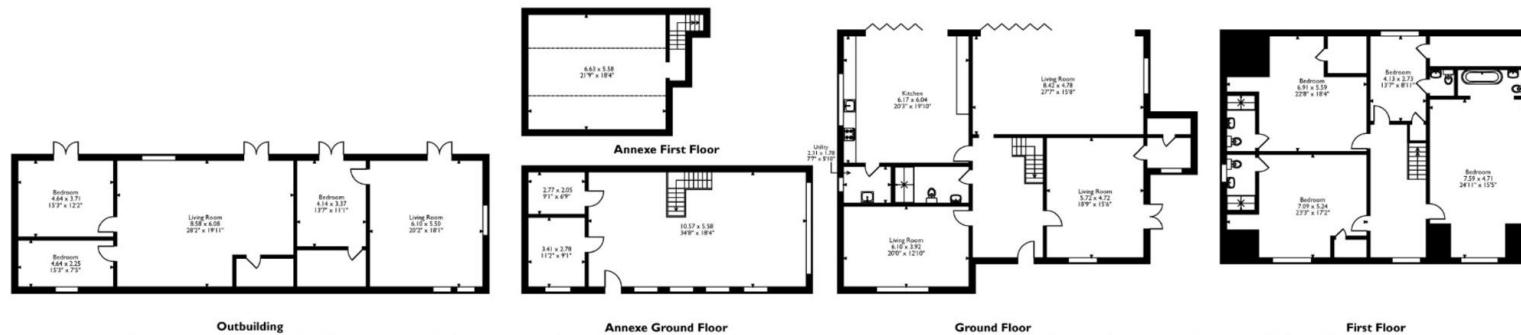
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Frostlands Bungalow, Penallt, Monmouth
 Approximate Gross Internal Area
 Main House = 328 Sq M/3531 Sq Ft
 Annexe = 94 Sq M/1012 Sq Ft
 Outbuilding = 138 Sq M/1485 Sq Ft
 Total = 560 Sq M/6028 Sq Ft



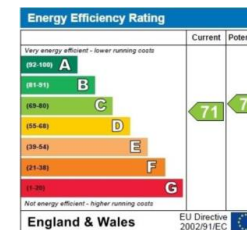
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 4RY | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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