



REDBROOK

Guide price **£675,000**



ALLCORN HOUSE

Tinmans Green, Redbrook, Monmouth, Gloucestershire NP25 4NB



Detached four-bedroom family home
Set over three floors
Perfect for multi-generational living

Positioned within the Wye Valley Area of Outstanding Natural Beauty, this family home is situated in the charming village of Redbrook, offering an array of surrounding outdoor pursuits. Redbrook has a wonderful sense of community, with local pubs and a village store, while offering easy access into the neighbouring Monmouth Town Centre.

Tinmans Green has amazing countryside walks on the doorstep, such as the Offas Dyke walk.

The market town of Monmouth is steeped in history and has a bustling high street with bespoke shops, cafes and restaurants, along with well-known retailers such as Waitrose and Marks & Spencer. Monmouth offers fantastic schooling along with several sporting clubs and a leisure centre.

Commuting is made easy from Redbrook, being close to the A40 and A499 via Monmouth, along with train links from Chepstow and Severn Tunnel Junction.



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KEY FEATURES

- Detached four-bedroom family home
- Three storey property
- Four reception rooms
- Popular village location
- Elevated position with views
- Extensive parking and garage



STEP INSIDE



Expanding over three stories, the property comprises of four bedrooms, four reception rooms, a family bathroom, two shower rooms - of which one is an en-suite to the principal bedroom, and a convenient downstairs cloakroom. On the lower ground floor of the property, there are two large reception rooms that can be utilised as two double bedrooms if preferred, making this an ideal space for multi-generational living with a shower room from the hallway. In addition, there is integral access to the large double garage, with further parking available on the driveway.

The ground floor hosts much of the living accommodation. A large open living area with a log burning stove enjoys wonderful views from the front aspect.

In conjunction with the breakfast space in the kitchen, a separate dining room can be found from the living room, similarly enjoying double doors to the garden.

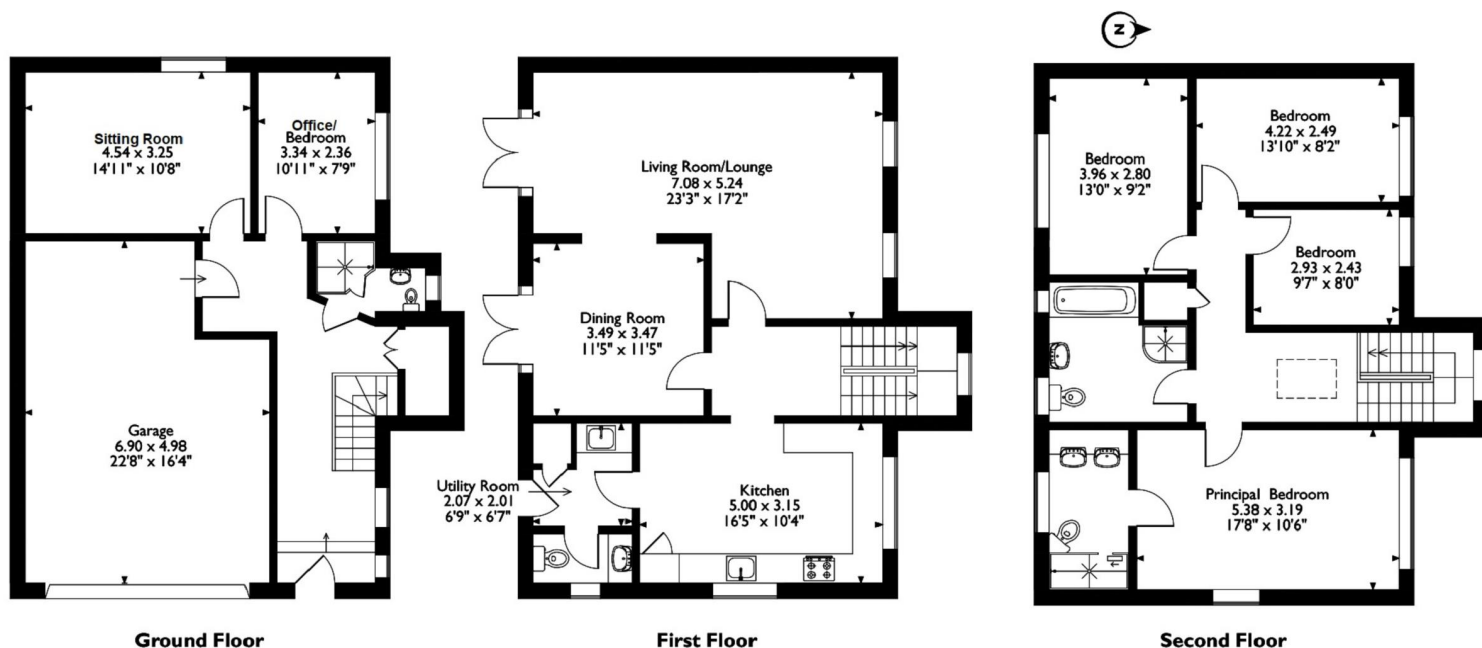
The spacious kitchen/breakfast room has a range cooker and accesses the useful utility room and downstairs cloakroom.

To the first floor, there are four bedrooms, three of which are double and the fourth a single. The principal bedroom benefits from an en-suite shower room, while the family bathroom has a bath and separate shower unit.

Externally, the property is approached via a brick-paved driveway, which wraps around to the double garage, allowing parking for several vehicles.

The rear gardens are minimally overlooked, allowing plenty of privacy with several seating areas making it ideal for entertaining. The addition of a campfire area with a fire-pit adds a fantastically fun element for family living.

Approximate Gross Internal Area 227 Sq M/2443 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.

Entering the property from the lower level, this floor comprises of two reception rooms, which optionally make ideal bedrooms for multi-generational living and an integral double garage. A well-presented shower room can be found from the hallway, making this an ideal private level. A large storage cupboard under the stairs provides further storage for utilising space.

The ground floor is the perfect family living area with fantastic entertaining potential. This floor has a great flow, with a spacious living room acting as the epicentre. The living room has a roaring log burning fireplace making it a perfect cosy sanctuary. This reception room folds through to the dining area, which has further access to the hallway. Both rooms enjoy double doors to the low maintenance gravel area and garden, the perfect place for al fresco dining.

The practical, yet spacious kitchen has a breakfast bar for casual dining, and leads through to a useful utility room and downstairs cloakroom.

The property has wonderful natural light with large windows, especially throughout the stairwells, with a further skylight from the first floor.

The first floor accommodates four bedrooms, three of which are double and the third a comfortable single, currently used as a dressing room. The extensive sleeping quarters on both the first floor and lower ground level provide ample opportunity for a study or dressing room, while maintaining plenty of space for family.

The spacious principal bedroom has an en-suite, with dual sinks and a large shower, while the family bathroom has a roll-top bath and separate corner shower unit.

STEP OUTSIDE



The sprawling gardens have been well-maintained and are landscaped to create several dining areas. While the low maintenance gravel section from the house creates a great space for summer entertaining and al fresco dining, to the rear of the garden, a unique fire-pit creates a campfire setting in a peaceful, elevated position. The garden has been maximised to utilise space and has a quaint pond that acts as a charming feature. There is a useful out-building for additional storage and space for a hot tub. A brick-paved driveway wraps around to the double garage, providing extensive parking.

INFORMATION

Postcode: NP25 4NB

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

On leaving our office in Monmouth, turn right and proceed north on Priory St/B4293 towards White Swan Ct. Continue onto Dixton Rd/A466, proceeding through one small mini roundabout. At the large roundabout, take the 3rd exit onto A40. Turn left onto Wye Bridge/A466. At the next roundabout, take the 2nd exit onto Redbrook Rd/A466. Continue to follow A466 for approximately 2.5 miles. Turn left onto Tinmans Green. Destination will be on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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