



Bay Tree House
St Mary Street, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties

St Mary Street, Monmouth, Monmouthshire

This is a rare and exciting opportunity to purchase one of three grade II listed luxurious homes that have been created from a former Coaching Inn, contemporarily remodelled to an extremely high standard with bright and airy, spacious rooms throughout. This large 3 bed roomed townhouse has an inverted layout and is immaculately presented. situated in the centre of town just a short flat walk from local amenities. The Mediterranean styled inner courtyard accesses private off-road parking with an electric car charging port facility.

Originally built in 1240 this wonderful historic building has stood for 800 years in St Marys Street. Beginning life as a local shop trading goods & spices, the property was then obtained by Edmond Crouchback the brother of King Edward 1st. By 1613 the shop became the "Brew House" and later on in the early 17th century acquired its new name of "The Angel Inn," it remained an Inn for 265 years. Due to the vast history of the property it has been possible for the current owner to create large open plan living areas with a contemporary feel which is very unusual within listed buildings.

Offers Over £430,000





The building has a combination of a coloured rendered exterior with high quality cladding with inset contemporary double-glazed Aluminium windows and entrance doors under a tiled roof. Floors are a combination of engineered oak and ceramic tiles. Inner features include oak panelled doors, low voltage down lighters and high-speed broadband. Built as an ultra-low energy home with the benefit of high levels of insulation and underfloor heating via an air source heat pump.

There is a panelled security door off St Mary Street into the Entrance Hallway. Back access from Glendower car park is via a secure metal gate into the Mediterranean styled central courtyard. Through part glazed door into:

ENTRANCE HALLWAY: 3.30m x 2.98m (10'10" x 9'9")
Oak staircase to first floor with square newels, handrails, and inset glass balustrading. Doors into the following:

BEDROOM 2: 4.35m x 3.38m (14'3" x 11'1")
Window to front overlooking the courtyard.

FAMILY BATHROOM:

White suite with corner set bath with shower over on adjustable rail and glazed screen. Low level W.C, Vanity unit with ceramic bowl and mixer tap set on a Corian top with drawers under and illuminated mirror above. Fully tiled walls and floor.

BEDROOM 1: 4.35m x 3.38m (14'3" x 11'1")
Window to front overlooking the courtyard. Useful deep recess. Doors into:

EN-SUITE SHOWER ROOM:

Window at high level with frosted glass. White suite with low level W.C. Double shower with mixer valve and rain shower head with sliding screen. Vanity unit with ceramic bowl and mixer tap set on Corian top with drawers under. Illuminated mirror above. Fully tiled walls and floor.



UTILITY ROOM:

L-shaped, with sealed heating system hot water tank and consumer unit to high level with electronic controls. Access to underfloor ports. Plumbing and space for washing machine and tumble dryer.

BEDROOM 3: 2.70m x 2.00m (8'10" x 6'7") extending to 3.60m (11'10")

Rooflight. Glazed door out to:

WALLED COURTYARD: 4.00m x 2.06m (13'1" x 6'9")

Mitsubishi heat pump providing domestic hot water and underfloor heating.

From entrance hallway up stairs to:

OPEN PLAN KITCHEN/LIVING AREA:

KITCHEN AREA: 4.57m x 3.20m (14'12" x 10'6")

Four windows at high level to the front overlooking the courtyard. L shaped Kitchen with Dekton worktops, with inset one and half bowl stainless sink, mixer tap and instant hot water tap. High gloss cupboards and drawers set under with built in dishwasher and wine cooler. Matching tall units housing fridge/freezer, Neff double oven with hob as well as microwave with extraction hood above. Matching wall units along one wall. **"L" SHAPED LIVING AREA 3.43m x 3.20m + 4.16 x 6.96m** Bi fold doors out to the balcony with stainless steel uprights, handrail and glass balustrading with composite timber decking and attractive views over the courtyard.

SERVICES:

Mains electricity, water, drainage and air source heat pump. EPC rating C. Council tax band TBC.

DIRECTIONS:

From our office, walk down to the end of Church Street and turn right at the end. The entrance door is the third door on the right. The entrance from the upper level of Glendower Street car-park is set in the far-right hand corner, down a gentle slope and through white metal gates into the central courtyard.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





Total area: approx. 126.3 sq. metres (1359.2 sq. feet)

