

# Willowmead

## Trellech, Monmouth



ROSCOE ROGERS KNIGHT  
*Town and country properties*





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## Willowmead Trellech, Monmouth

located in the heart of popular village of Trellech between Monmouth & Chepstow this very spacious 4-bed character home has been tastefully modernised to feature its many original features and enjoys delightful views. Part was used for many years as a village shop which could also accommodate a self-contained annex subject to P.P. Treble garage and ample off-road parking and an attached stone barn is absolutely prime for renovation.

### Asking price of £580,000 Freehold

Stone built under a pitched tiled roof with character features that include exposed beams, tiled, flagstone and wooden floors, coved ceilings, beautiful fireplaces, and a bread oven. Oil fired central heating system providing domestic hot water and heating to radiators throughout.

#### **ENTRANCE PORCH:**

Approached via a wooden panelled door leading to a small porch with wooden double-glazed windows to two elevations. Panelled glazed double doors leading into:

#### **CENTRAL ENTRANCE HALL:**

Single flight feature pine staircase leading to first floor landing. Doors into:

#### **LIVING ROOM: 5.44m x 4.26m (17'10" x 13'12")**

Georgian style double glazed wooden windows to two elevations. Feature fireplace

with brick surround and mantle, tiled hearth housing large woodburning stove. Bespoke display cabinet to side of chimney breast

#### **KITCHEN: 5.59m x 3.92m (18'4" x 12'10")**

Approached via a uPVC stable style door and windows to front and back. A contemporary range of base units beneath high gloss lipped work surfaces along four walls with tiled splashbacks. Inset one and a half bowl sink and side drainer, four ring ceramic hob set over integrated electric oven. Matching wall units and breakfast bar. Fireplace with brick surround and mantle.

#### **FAMILY AND DINING ROOM: 6.66m x 4.94m (max) (21'10" x 16'2")**

A generously proportioned room with bay window to front, double glazed uPVC door and additional window. Door into large walk-in pantry and boiler house.

### FIRST FLOOR LANDING:

Approached via an easy rising single flight staircase with newel posts and turned wooden balustrades leading onto a central landing area with window to back.

### BEDROOM 1: 6.87m x 3.27m (max) (22'6" x 10'9")

A versatile room, formally being a self-contained annexe with its own separate independent access. The room is split level with a distinct bedroom area and two steps leading down to a small sitting area. Feature curved glazed window to side, Velux style skylight. Door into:

### EN-SUITE:

Four-piece suite comprising, corner Jacuzzi style bath, slimline low-level W.C, pedestal wash basin, large double width shower cubicle which houses a "MIRA JUMP" electric shower.

### DRESSING ROOM: 2.92m x 2.63m (9'7" x 8'8")

Door leading to outside and steps down into garden. This room could easily be converted back into a kitchenette.

### BEDROOM 2: 5.21m (max) x 3.33m (17'1" x 10'11")

Two windows to front. Decorative metal Victorian style fireplace.

### BEDROOM 3: 3.89m x 3.52m (12'9" x 11'7")

A good size double bedroom with wooden double glazed window enjoying views of fields and surrounding countryside.

### BEDROOM 4: 3.25m x 1.96m (10'8" x 6'5")

A comfortable single bedroom with aspect to back.

### FAMILY BATHROOM:

Window to back with marble sill. Suite comprising standalone cast metal bath, corner shower cubicle, slimline low-level W.C, pedestal wash basin.

### OUTSIDE:

Approached via a shared driveway leading onto a level lawn with access to;

### TRIPLE GARAGE: 5.66m x 8.24m (18'7" x 27'0")

Constructed in concrete block with pitched roof with a hard standing and parking for several vehicles. There is a attractive level lawn which is enclosed on all sides with a stone wall and laurel hedge. Wrought iron gate with steps leading down to the road and access to:

### ATTACHED BARN: 6.12m (Approx.) x 11.50m (Max) (20'1" x 37'9")

Stone built barn which would make an ideal annexe, work/home studio or holiday let subject to conversion and the necessary planning permissions.

### FRONT GARDEN:

Enclosed on all sides by stone walling and wrought iron fence, chiefly laid to lawn with a flag stone path leading to front door and an additional gravelled patio area.

### SERVICES:

Mains water and electric. Oil fired central heating. Private drainage. "Firebird" Oil combi boiler providing domestic hot water and central heating to radiators throughout.

### DIRECTIONS:

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech, whereby the property will be found on the left-hand side opposite fields just before the Church.

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

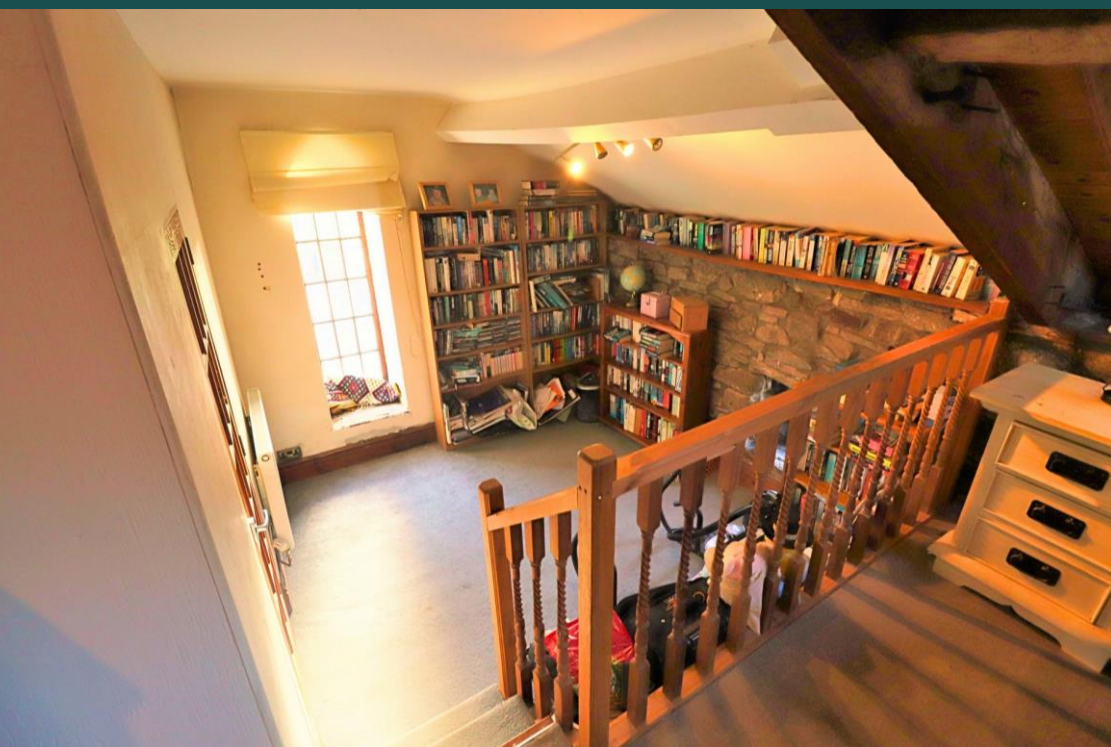
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or 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.



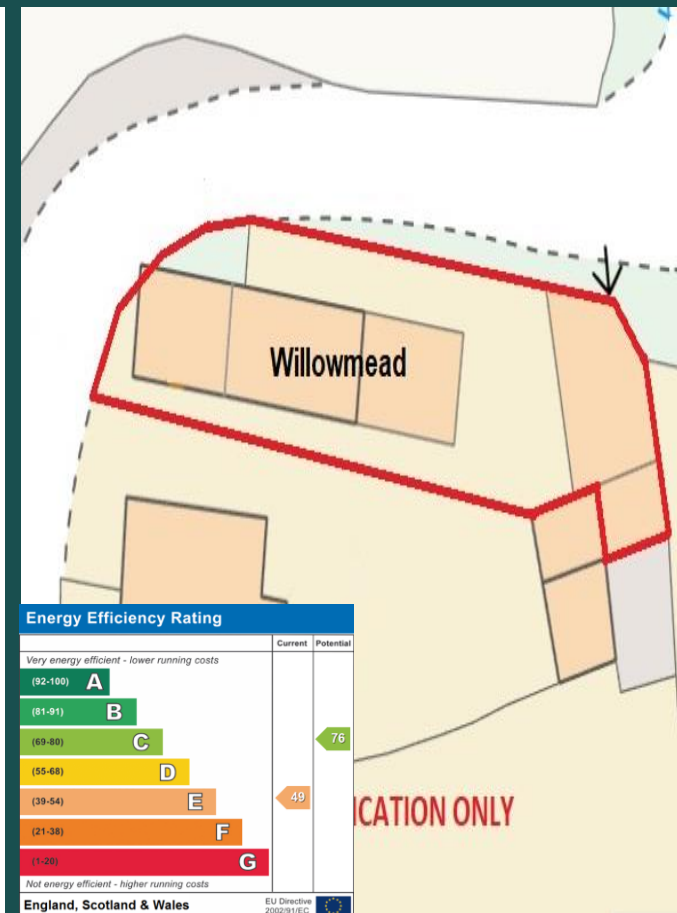












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