

Merrig Mill
Tregagle, Penallt, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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Off a quiet country lane and occupying a truly idyllic rural position, this charming three-bedroom Welsh long house is located in the highly desirable Hamlet of Tregagle. Five miles from the vibrant market town of Monmouth and within walking distance of Penallt, with its active village hall, tennis and cricket club and renowned local pub The Bush. Nestled in approx. 1.7 acres of pastureland and surrounded by countryside views, this beautifully presented property has been restored and renovated over the years offering a unique blend of original character features and modern comfort living. Stone built stables and detached Dutch barn provide an ideal opportunity for annexe conversion/additional accommodation/ workshops - subject to the necessary planning permissions.

Traditionally constructed and originally built in the 1800's in local red sandstone with inset double glazed wooden framed windows and doors set under a pitched terracotta pantile roof. Internal features include beams and trusses, exposed stonework, feature fireplaces, wooden panelled doors and a combination of ceramic tiled and engineered oak flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout, with electric under floor heating to the kitchen/dining area.



The property is approached from the front terrace via an oak ledged and braced front door with feature portico over into:

PRINCIPAL RECEPTION ROOM: 3.62m x 7.11m (11'11" x 23'4")

An impressively proportioned versatile primary reception room with two windows to front and French doors to back elevation with double height feature windows out to sun terrace and rear gardens. Exposed Stone fireplace with inset wood burner on cut stone hearth and recess to the side with display shelving. Turning staircase with wooden balustrading and turned newels up to galleried first floor landing. Under stairs storage cupboard. Wooden panelling along one wall. Doors into the following:



SNUG: 5.08m x 3.72m (16'8" x 12'2")

Half glazed French doors to the front and window to back elevation with pretty garden views. Fireplace with inset wood burner set on a cut stone hearth with wooden surround and mantle. Exposed stonework along one wall from original Mill stones.



KITCHEN/BREAKFAST ROOM: 7.53m x 3.53m (24'8" x 11'7")

Two pairs of French doors to front and windows to back elevation with views across the gardens and surrounding pastureland. "L-shaped" wooden work surfaces with inset one and half bowl ceramic sink and tiled splashback surround. A range of floor mounted cupboards and drawers set under with integrated fridge and space and plumbing for dishwasher. Arched brick recess housing Rangemaster cooking range with six ring gas hob and circulating fan over. Low voltage downlights. Electric underfloor heating to breakfast room.



UTILITY ROOM: 1.95m x 1.93m (6'5" x 6'4") Average

Half glazed door side accessing stables and rear garden. Wooden worktop along one wall with slate splashback surround and inset Belfast style sink with mixer tap. Wooden panelled cupboards set under and matching wall mounted cabinets. Recess with space for fridge/freezer. Cupboard with slatted shelving and space and plumbing for washing machine/tumble dryer. Consumer unit at high level and roof access trap. Door into:

CLOAKROOM:

Frosted window to side elevation. Suite comprising a low-level W.C, wall mounted wash basin with mixer tap and slate splashback. Integrated cupboard with wooden slatted shelving housing Worcester Oil central heating boiler.

From principal reception room up turning staircase to:

FIRST FLOOR GALLERIED LANDING:

Window to the front elevation. Doors into:



FAMILY BATHROOM: 2.58m x 2.52m (8'6" x 8'3") Max

Velux skylight to back elevation. Contemporary suite comprising a low level W.C, vanity unit with inset ceramic wash basin, panelled path with central mixer taps and rain shower head over. Ladder style radiator.



BEDROOM ONE: 4.74m extending to 8.17m x 3.61m (15'7" extending to 26'10" x 11'10")

Vaulted ceiling with two windows to back elevation with views across garden and pastureland. Integrated wardrobe with hanging rail, shelving and ample storage. Floor mounted cupboards with shelving and storage. Feature wooden panelled wall to side. Roof Access trap.



INNER HALLWAY:

Window to front elevation. Doors into:

BEDROOM THREE: 2.55m x 3.29m (8'4" x 10'10")

Vaulted ceiling with two velux skylights to back elevation. Integrated wardrobe with hanging rail, shelving and ample storage. Roof Access trap.



BEDROOM TWO: 3.72m x 3.12m (12'2" x 10'3")

Vaulted ceiling with French doors to back with Juliet balcony taking full advantage of the surrounding countryside views. Integrated wardrobe with hanging rail, shelving and ample storage. Door into:

EN-SUITE:

Frosted window to side. Contemporary suite comprising a low level W.C, vanity unit with inset ceramic wash basin, fully tiled shower enclosure with mixer valve and rain shower head. Ladder style radiator.

OUTSIDE:

Located in an area of outstanding natural beauty with nearby woodland tracks and trails, ideal for cycling, walking and horse riding. Merrig Mill is approached from the country lane via a gravelled driveway providing parking for at least three vehicles. A gravel pathway wraps around three sides of the property accessing the main entrance of the property and concrete hard standing with secondary entrance via a five-bar wooden gate leading to: **ATTACHED STABLE: 6.73m x 3.78m (22'1" x 12'5")**: Stone construction with two bays, concrete base and a pitched tiled roof (Ideal for annexe conversion subject to the necessary planning permissions and consents.) power and light. To the side a vegetable patch enclosed on all side with wooden posts and wired fencing. Sliding metal door into: **DUTCH BARN: 13.72m x 7.62m (44'11" x 25'0")**: Half concrete block construction with a concrete base and arched roof and sides. Power and light. **GARDEN**: Adjacent to the principal reception room an extensive private sun terrace and seating area ideal for alfresco dining taking full advantage of the property's tranquil location with beautiful southwest facing countryside and garden views. Stone steps lead up to a level lawned area with interspaced fruit trees and shaped well stocked herbaceous borders with an array of plants and flowers. A five-bar gate and secondary wooden gate lead to approximately 1.7 acres of level pastureland enclosed on all sides with wooden posts and wire fencing.



SERVICES:

Mains water and electric. Private drainage and oil central heating system. Council Tax Band H. EPC rating E. Super-fast fibre Broadband.

AGENTS NOTE:

N.B. The seller of this property is an employee at Roscoe Rogers and Knight.

DIRECTIONS:

Take the B4293 towards Trellech. Take the turning left to Penallt and follow the road to the village. At the crossroads turn right. Continue up the road for a short distance taking the left turn signposted "Tregagle." After a short distance take the first right. Continue along the country lane going past Rose Cottage and Merrig Mill will be the next house found on the right.



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

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- 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.

TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £765,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596



