

Red House Redbrook, Monmouth



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This unique double fronted 4-bedroom family home occupies an elevated position in the heart of the village with far reaching Wye Valley and woodland views. Sympathetically renovated and stylishly presented offering spacious accommodation throughout with a wealth of contemporary quality fixtures and fittings. Creatively landscaped terraced gardens and outdoor studio/office.

Asking price of £485,000 Freehold

Originally built in the late eighteenth century the property is constructed in red brick with a part painted rendered exterior and inset double glazed windows and doors set under a pitched tiled roof. Internal features include quality lino flooring, low voltage downlighters, moulded skirting boards and architraves, open grate and decorative fireplaces and wooden panelled internal doors. A gas central heating boiler provides domestic hot water and heating to radiators throughout.

The property is approached via the front terrace under a feature portico entrance and through a wooden panelled door into:

ENTRANCE HALLWAY:

Turning staircase with quarter landing, turned newel posts and wooden balustrading leading to first floor. Understairs storage cupboard. Doors into the following:

OPEN PLAN KITCHEN/DINING ROOM: 3.70m x 5.60m (12'2" x 18'4")

Dual aspect windows to front and side elevations. Laminate marble effect work surfaces along three walls with inset one and half bowl sink and four ring electric hob with extraction hood above and feature tile splashback. A range of Aubergine high gloss cupboards and drawers set under with space and plumbing for dishwasher and complementary tall unit housing fridge/freezer. Matching central island unit with integrated wine cooler. Door into:

UTILITY ROOM: 2.13m x 2.72m (6'12" x 8'11")

Window and secondary door to back elevation accessing inner courtyard and rear gardens. Laminate marble effect work top along one wall with tiled splashback surround, drawers set under and space/plumbing for washing machine/tumble dryer. Wall mounted gas boiler and consumer unit at high level. Roof access hatch.

LIVING ROOM: 4.26m x 3.08m (13'12" x 10'1")

Dual aspect windows to front and back elevation with woodland views. Feature open grate fireplace set on a stone hearth with ornate wooden surround.

CLOAK ROOM:

Window to side elevation. Suite comprising a low-level W.C and vanity unit with inset wash basin. Chrome ladder style radiator.

STUDY/BEDROOM FOUR: 2.54m x 2.73m (8'4" x 8'11")

Window to back elevation with view of inner courtyard garden. Full height shelving along two walls.

From entrance hallway up turning staircase with quarter landing to:**BATHROOM:**

Window to side and windows and skylights to back elevation. Contemporary suite comprising a low-level W.C, vanity unit with inset wash basin and free-standing oval bath with central mixer tap. Ladder style radiator. Fully tiled walls.

FIRST FLOOR LANDING:

A spacious central landing area with window to side. Storage cupboard with full height wooden slatted shelving. Roof access hatch. Doors into the following:

BEDROOM TWO: 3.73m x 2.88m (12'3" x 9'5")

Window to side elevation.

BEDROOM ONE: 4.31m x 3.08m (14'2" x 10'1")

Dual aspect window to side and front elevation with far reaching Wye Valley views.

SHOWER ROOM:

Window to front elevation. Suite comprising a fully tiled modern shower enclosure with mixer valve and vanity unit with inset wash basin.

BEDROOM THREE: 3.07m x 2.96m (10'1" x 9'9") (into chimney breast)

Window to front elevation with views of surrounding woodland.

OUTSIDE:

To the front, creatively designed and well stocked flower beds with an abundance of plants and shrubs. The property is approached via a flight of steps opening up onto an extensive paved sun terrace with seating areas, taking full advantage of the elevated aspect and enjoying uninterrupted views of the surrounding woodland. A pathway wraps around the perimeter of the property accessing a raised patio, rear courtyard and attached outdoor storage facility with power and light. Garden steps lead to upper terraced areas with a variety of interspaced mixed trees and flowering plants. At the top of the garden a well-constructed external office/studio nestled amidst the greenery offering a bright and airy workspace with power and light. The garden is enclosed on all sides with a combination of fenced and hedged boundaries.

SERVICES:

Mains gas, electric, water and drainage. Council Tax band D. EPC rating D.

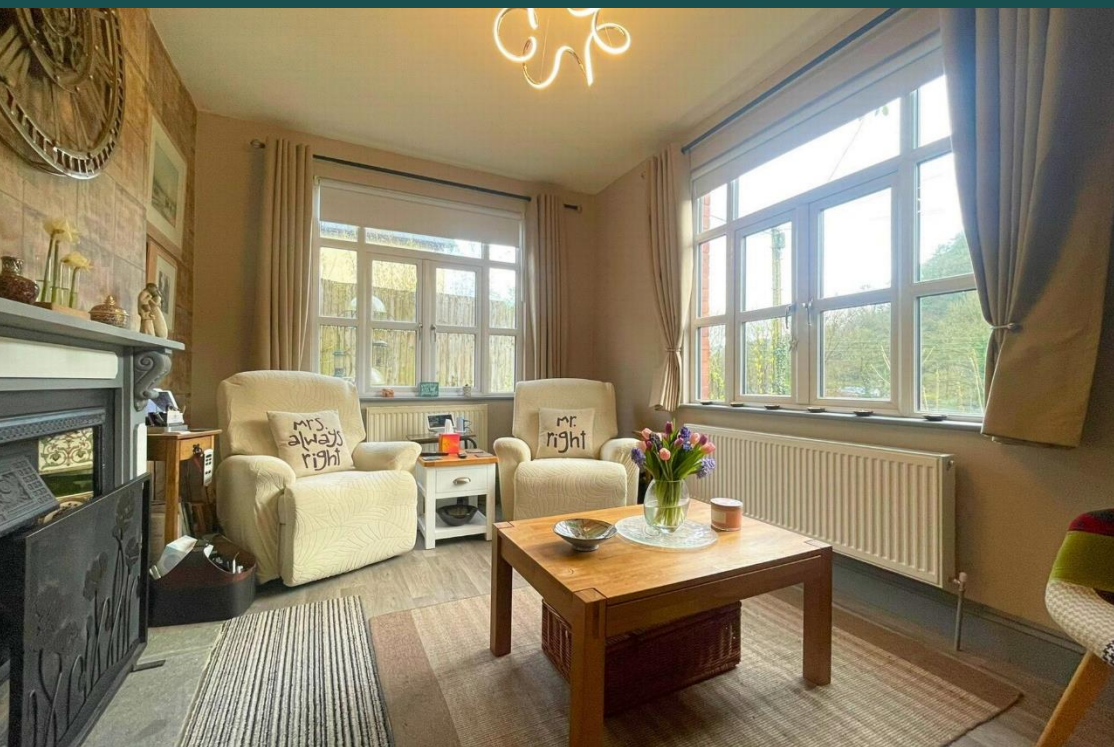
DIRECTIONS:

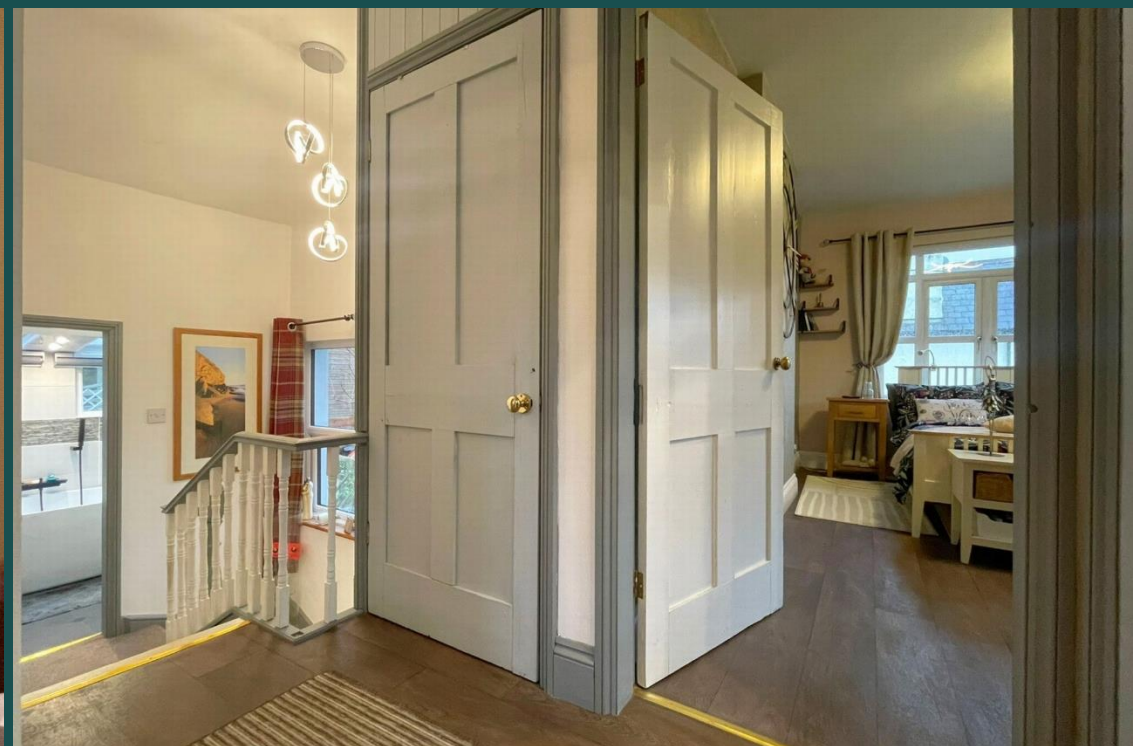
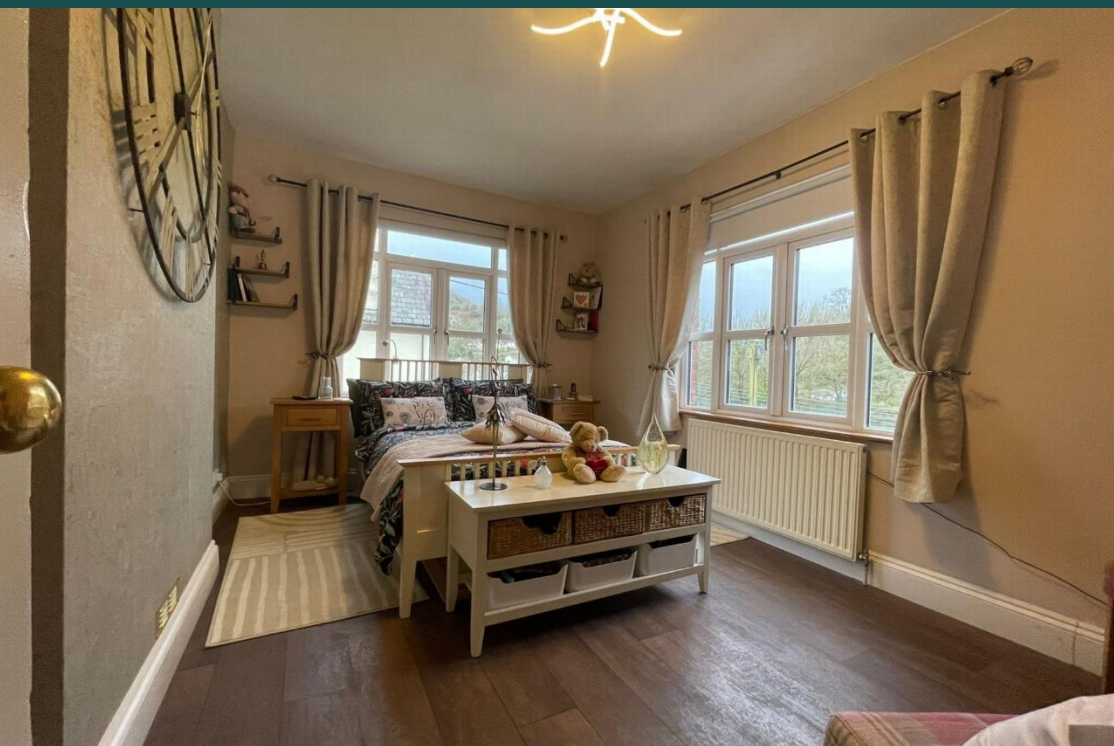
From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue to the village of Redbrook, just after the large carpark on the right, Red House can be found opposite the football grounds on the left-hand side.

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

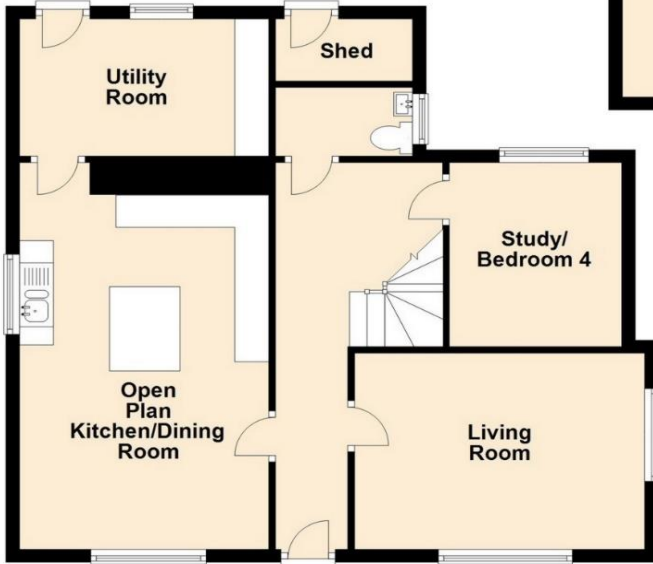
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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. 129.0 sq. metres (1388.3 sq. feet)



Ground Floor
Approx. 82.9 sq. metres (892.4 sq. feet)



First Floor
Approx. 46.1 sq. metres (495.9 sq. feet)

