

Hunters Post

Welsh Newton, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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This unique country home enjoys unrivalled, panoramic, far reaching countryside views and high levels of privacy being nestled in a wooded glade. Individually designed and built to impressively high standards incorporating modern low energy and maintenance materials. Beautifully finished and presented with a galleried first floor and high levels of light throughout. Extensive raised sun decking capitalises on the outstanding views. 1.47 acres of mature grounds and gardens, garage, double carport, adjacent plant room and useful outbuilding.

Constructed in 2012, the owners incorporated a Scandinavian styled design utilising cut, local, red sandstone, steel, hardwood cladding with extensive double glazing, all set under steel crimped roofing panels. Internal features include underfloor heating to the ground floor finished in travertine tiles, oak flush and part glazed doors, oak staircase with glass balustrading, low voltage down-lighting and contemporary wood-burner. Ground source heating combined with thermal and PV solar panels. EV charger.

The main entrance to the property is through a vertically boarded wooden door to front with a glazed side panel into:

ENTRANCE HALLWAY:

Oak turning staircase with square newel posts and glass balustrading up to first floor galleried landing. Bespoke sliding storage cabinets along one wall with contemporary touch opening doors. Doors into the following:

CLOAK ROOM:

A contemporary suite comprising a low-level WC and wall mounted wash basin with a tiled splashback.

OPEN PLAN KITCHEN/LIVING/DINING AREA: 9.81m x 9.00m (32'2" x 29'6")

An incredibly bright and spacious principal reception room with glazing and picture windows to three sides enjoying panoramic views across the surrounding woodland and rolling countryside. Sliding doors out to a raised patio which seamlessly adjoins the kitchen/dining area. Silestone worktops along two walls with inset stainless-steel sink, corner circular sink and four ring induction hob with AEG extraction hood over. An extensive range of high gloss cupboards and drawers set under with space and plumbing for dishwasher and complimentary wood block central island. Matching tall unit housing AEG oven, grill and combination microwave. Space for American style fridge/freezer. Door into pantry with power, light and shelving along three walls.





UTILITY ROOM: 3.68m x 2.75m (12'1" x 9'0")

A vaulted ceiling with window to side and external door out to parking area. "L-shaped" laminate work top with inset stainless-steel sink and side drainer. A range of cupboards and drawers set under with space and plumbing for washing machine/tumble dryer. Complementary wall mounted cabinets and space for fridge/freezer.

STUDY/BEDROOM THREE: 3.08m x 3.92m (10'1" x 12'10")

Window to side and sliding door out to the raised patio and seating area. Bespoke fitted book shelving along one wall.



FAMILY BATHROOM:

A contemporary suite comprising a low-level WC, a floating vanity unit with inset wash basin, bath with central mixer tap and walk-in fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.



BEDROOM TWO: 3.94m x 3.31m (12'11" x 10'10")

Skylight and window at high level to back. Feature full height corner panel with views of the surrounding woodland.



BEDROOM ONE: 5.13m (16'10") (max) reducing to x 3.95m x 3.91m (12'12" x 12'10")

Window to side and sliding doors out to the raised patio with breathtaking panoramic views. Opening into: **WALK-IN WARDROBE: 1.38m x 2.03m**: Fitted hanging rail and shelving along two walls with ample storage above.



EN-SUITE BATHROOM:

Window to back. A contemporary suite comprising a low-level WC, bidet, a floating vanity unit with inset wash basin and walk-in fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.



From the entrance hallway up turning oak staircase with glass balustrades to:

FIRST FLOOR GALLERIED RECEPTION ROOM: 15.50m x 2.85m (50'10" x 9'4")

A generously proportioned reception room currently used as an office with a vaulted ceiling, four skylights to back and one skylight to front. Extensive under eaves storage cupboards. Door into:



LOFT ROOM: 4.48m x 2.85m (14'8" x 9'4")

Vaulted ceiling with window to side and skylight to the front.

OUTSIDE:

From its splayed, gated entrance, the gravelled meandering driveway is bordered by wooden posts and rail fencing. It leads up to a spacious parking and turning area that provides access to a single storey wing having a timber framed construction with wooden cladded sides and concrete base all under matching metal roofs. Divided into the following:



DOUBLE CAR PORT: 4.25m x 5.74m (13'11" x 18'10")

Open fronted with Power and light. Wood storage bay.

SINGLE GARAGE: 6.00m x 3.35m (19'8" x 10'12")

Electric roller shutter garage door to front and window to back. Power and light. Fast EV charger.

PLANT ROOM: 3.76m x 1.96m (12'4" x 6'5")

Vertically boarded door to the front. Ground source heat pump, under floor heating ports, solar power control unit and air ventilation unit.

GROUNDS AND GARDENS:

Totalling 1.47 acres they are undulated and terraced with attractive interspaced mature trees and shrubs. Set down from the driveway are grassed areas and an extensive hardstanding providing additional parking that leads to an old wooden storage building with a corrugated roof. At the front of the property is an impressive range of terraced sun decks taking full advantage of the outstanding views. Wrapped around these are tastefully designed and planted terraced gardens with paths and borders above the woodland. Under one end of the building is a basement/wine store and further storage areas under the decking.



SERVICES:

Main electric and water spring. A ground source heat pump and biomass boiler provide underfloor heating throughout. PV and thermal solar panels provide domestic hot water. Council Tax Band F. EPC Rating B.

SERVICES:

Mains electric. Private drainage. Mains water (spring water also available). Ground source heat pump. PV and thermal solar panels provide domestic hot water. Council Tax Band F. EPC Rating B.

DIRECTIONS:

From Monmouth take the Hereford Road (A466) for approximately 3.3 miles to Welsh Newton then turn left just before the cenotaph (on your right). Travel up the lane and over the brow for approximately half a mile and Hunters Post's driveway can be found 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.
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 - 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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