

Hen Dafarn Manson, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

Hen Dafarn Manson, Monmouth

This is a rare opportunity to acquire a beautifully presented Grade II listed four/five-bedroom cottage, ideally located on Hereford Road within easy reach of the town. This charming property boasts light-filled, spacious accommodation arranged across three floors retaining a wealth of original character and offering excellent potential for multigenerational living. An enclosed landscaped garden and generous private parking for several vehicles.

Asking price of £625,000

Dating back to 1760 and originally a public house this property is traditionally constructed with a painted textured exterior and inset wooden sash windows and part glazed doors set under a pitched tiled roof. Internal doors are a combination of ledged and braced, vertically boarded and wooden panelled. Further features include inglenook fireplaces, slate flag stone, quarry tiled and wooden boarded flooring as well as exposed beams, trusses and bespoke joinery. A combination of underfloor heating and radiators throughout.

The property is approached from the front terrace under a tiled portico and through a part glazed door into:

LIVING ROOM: 5.53m x 4.88m (18'2" x 16'0")

Window to front. Turning staircase to upper floors with under stairs storage cupboard. Stone inglenook fireplace with inset solid fuel burner on a stone hearth with oak mantel above. Engineered Oak flooring. Doors into:

SITTING ROOM/BEDROOM: 5.11m x 3.43m (16'9" x 11'3")

Window to front. Decorative marble effect fireplace with open grate set on a slate hearth. Engineered Oak flooring.

DINING ROOM: 4.86m x 3.03m (15'11" x 9'11")

Frosted window to front and picture window to side. Decorative metal fireplace with open grate. Quarry tiled floor with underfloor heating. Opening into:

KITCHEN: 5.80m x 3.49m (19'0" x 11'5")

Window to side. A bespoke fitted kitchen with "S-shaped" oak work tops and inset one and half bowl Belfast style sink. Cupboards and drawers set under with Integrated dishwasher and Britannia cooking range with electric double oven and six ring gas hob with extraction hood over. A range of matching wall mounted and base units with farmhouse dresser. Natural slate flagstone floor with underfloor heating. Opening into:

GARDEN ROOM: 5.49m x 4.91m (18'0" x 16'1")

An incredibly bright border oak style garden room beautifully constructed in timber with a vaulted ceiling, exposed beams and joinery. Glazing to two sides with French doors accessing sun terrace and garden. Natural slate flagstone floor with underfloor heating.

REAR LOBBY: 3.55m x 2.36m (11'8" x 7'9")

Internal windows a high level to first floor landing, skylight and panelled door to back accessing garden. Doors into:

BOILER ROOM/STORE:

Wall mounted gas fired boiler and full height shelving to one wall.

SHOWER ROOM:

Frosted window to back. White suite comprising low level W.C, pedestal wash basin and corner shower enclosure with mixer valve and head on adjustable chrome rail. Ladder style radiator.

UTILITY ROOM: 3.48m x 2.33m (11'5" x 7'8")

Window to back. Laminate worktop along one wall with tiled splashback and inset stainless steel sink with side drainer and an extensive range of cupboards and drawers set under. Space and plumbing for washing machine/tumble dryer. complementary wall mounted units and tall unit with ample storage.

From the sitting room upstairs to:**FIRST FLOOR LANDING:**

Internal windows to back looking down on the rear lobby. Turning staircase with traditional wooden balustrading and spindles to the second floor. Walk-in Linen cupboard currently used as a study.

BEDROOM TWO: 4.91m x 2.98m (16'1" x 9'9")

Window to front. Decorative fireplace with open grate and wooden surround.

BEDROOM THREE: 5.44m x 3.84m (17'10" x 12'7")

Window to the front elevation. Integrated fireplace with open grate.

BEDROOM FOUR: 3.84m x 3.76m (12'7" x 12'4")

Window to front elevation.

FAMILY BATHROOM:

Skylight to back. Suite comprising a low-level W.C, pedestal wash basin, free standing roll top bath and corner tiled shower enclosure with mixer valve and rain shower head. Wooden panelling to all walls at dado height. Extraction fan at high level.

SECOND FLOOR LANDING:

Window to back with pretty garden views. Large eaves storage with restricted head height and shelving along three walls. Door into:

BEDROOM ONE: 5.01m x 3.20m (16'5" x 10'6")

A generously proportioned principal bedroom with a vaulted ceiling and dormer windows to front and skylight to the back. Under eaves storage cupboards on both side. Door into:

EN-SUITE SHOWER ROOM:

White suite comprising a low level W.C, pedestal wash basin and fully tiled shower cubicle with mixer valve and head on adjustable rail. Ladder style radiator.

GARDEN:

Private drive with space for up to three vehicles alongside the house, together with additional parking for two vehicles at the front of the property. A low level stone boundary wall wraps around the front garden with inset decorative metal gate accessing the front terrace and secondary wooden gate to side out to parking area. To the back there is a spacious sun terrace ideal for Alfresco dining capitalising on the pretty garden views. A paved pathway accesses a large stone outbuilding providing ample storage. Stone steps up to a flat and extensive lawned area bound by a low-level stone wall complemented by herbaceous borders well stocked with a variety of flowering shrubs and plants. Boundaries are combination of wooden fences and hedging.

SERVICES:

Mains Gas, water and electric. Private Drainage. Tax band G. EPC Rating D.

DIRECTIONS:

From our office proceed along Priory Street, turn left at the traffic lights onto Monk Street and follow the Hereford Road for approximately 1 mile passing the royal oak on the right hand side. Continue straight for 0.2 miles and Hen Dafarn will be found on the left-hand side after the bus stop.

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.







Telephone: 01600 772929

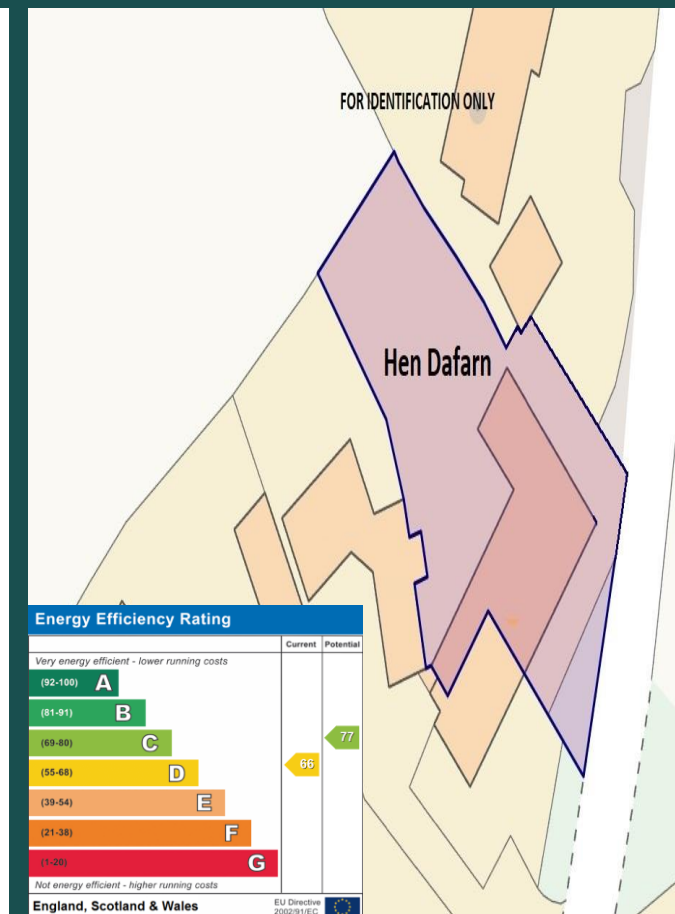
3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk

TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Maria with Metronix ©2022



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk