

# The Barn

## The Burgage, Monmouth



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Ideally located on the edge of town, within easy reach of a wealth of amenities, is this truly unique and characterful three double bedroom semi-detached family home. Enjoying spacious accommodation across two well-appointed floors with many original features and a sympathetic blend of quality fixtures and fittings. A generous enclosed rear garden with a raised sun terrace. No onward chain.

**Asking price of £585,000 Freehold**

The property is traditionally constructed in stone with inset wooden framed, double glazed uPVC windows and doors set under a pitched slate roof. Internal features include a free standing wood burner, moulded skirting boards and architraves, wooden panelled doors, exposed stonework and a combination of carpeted and wooden boarded flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front and through a part glazed wooden panelled door with matching side panels into:**

#### **ENTRANCE HALLWAY:**

Window to front. Staircase with quarter landing, oak balustrading and square newel posts up to first floor landing. Doors into the following:

#### **UTILITY/CLOAKROOM:**

Window to front. Low-level W.C, polished wooden worktop along one wall with tiled splashback surround and inset stainless sink and side drainer. Space and plumbing set under for washing machine/tumble dryer. Tall unit housing Worcester gas boiler.

#### **KITCHEN: 4.32m x 3.86m (14'2" x 12'8") Max**

Window to back with garden views and part glazed wooden door out to sun terrace. Polished wooden worktop along one wall with tiled splash back surround, inset one and half bowl stainless steel sink and four ring gas hob with stainless steel extraction hood over. A range of wooden panelled cupboard and drawers set under with integrated dishwasher. Complementary tall units housing oven and grill. Space for American style fridge/freezer. Opening into:

**DINING ROOM: 4.44m x 2.65m (14'7" x 8'8") Approx.**

Window to back and opening into entrance hallway. Door into:

**LIVING ROOM: 6.16m (max) (20'3") reducing to 4.43m x 5.62m (14'6" x 18'5")**

Dual aspect windows and French door with matching side panel out to the sun terrace. Freestanding wood burner set on a sunken slate hearth. Cloak cupboard with ample storage.

**STORE ROOM:**

Fitted shelving along one wall. Space for freezer. Consumer unit at high level.

**From entrance hallway upstairs to:****FIRST FLOOR LANDING:**

Window in stairwell and recessed fitted shelving. Roof access hatch. Doors into the following:

**BEDROOM ONE: 3.79m x 4.32m (12'5" x 14'2")**

Vaulted ceiling with dormer window to back enjoying garden views. Fitted open front wardrobe along one wall with hanging rails, shelving and ample storage.

Door into:

**EN-SUITE BATHROOM:**

Vaulted ceiling with dormer window to front. Suite comprising a low-level WC, pedestal wash basin with tiled splashback and panelled bath with mixer taps and separate handheld attachment. Recess with fitted shelving.

**BEDROOM TWO: 5.79m x 2.84m (18'12" x 9'4")**

Vaulted ceiling with two dormer windows to back with townscape and garden views.

**FAMILY BATHROOM:**

Dormer window to front. Suite comprising a low-level WC, pedestal wash basin with tiled splashback and panelled bath with mixer taps and separate handheld attachment.

**BEDROOM THREE: 3.61m x 5.46m (11'10" x 17'11")**

Vaulted ceiling with dormer window to back and skylight to front. Under eaves storage.

**OUTSIDE:**

To the side, a wooden gate leads into a spacious, enclosed rear garden featuring a large paved sun terrace that connects directly to the kitchen and living room, providing an ideal setting for alfresco dining and entertaining. Stone steps descend to an additional, thoughtfully designed terrace, enhanced by abundant herbaceous borders, interspersed planting, and a variety of fruit trees. Despite its town location, the garden enjoys a good level of privacy.

**SERVICES:**

Mains gas, electric, water and drainage. Solar panels. Council Tax Band F. EPC Rating B.

**DIRECTIONS:**

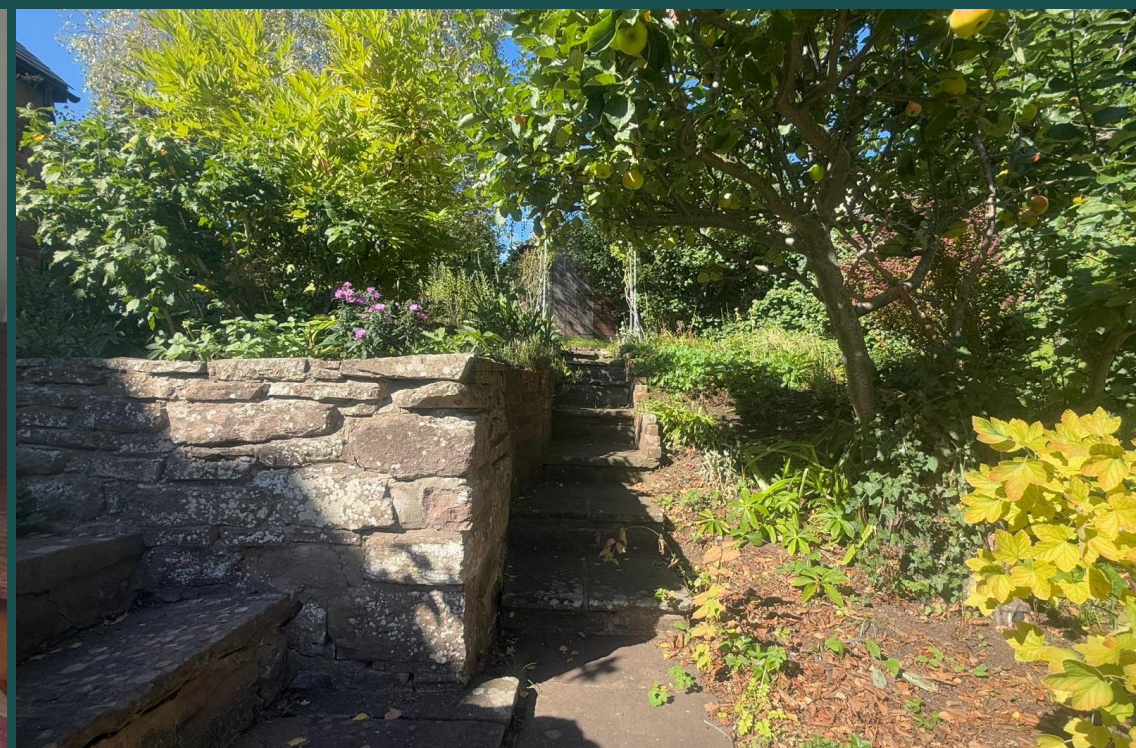
From St James Square, take the exit towards the Leisure centre. Turn immediately left onto the "Burgage" and The Barn is the second property on the right hand-side.

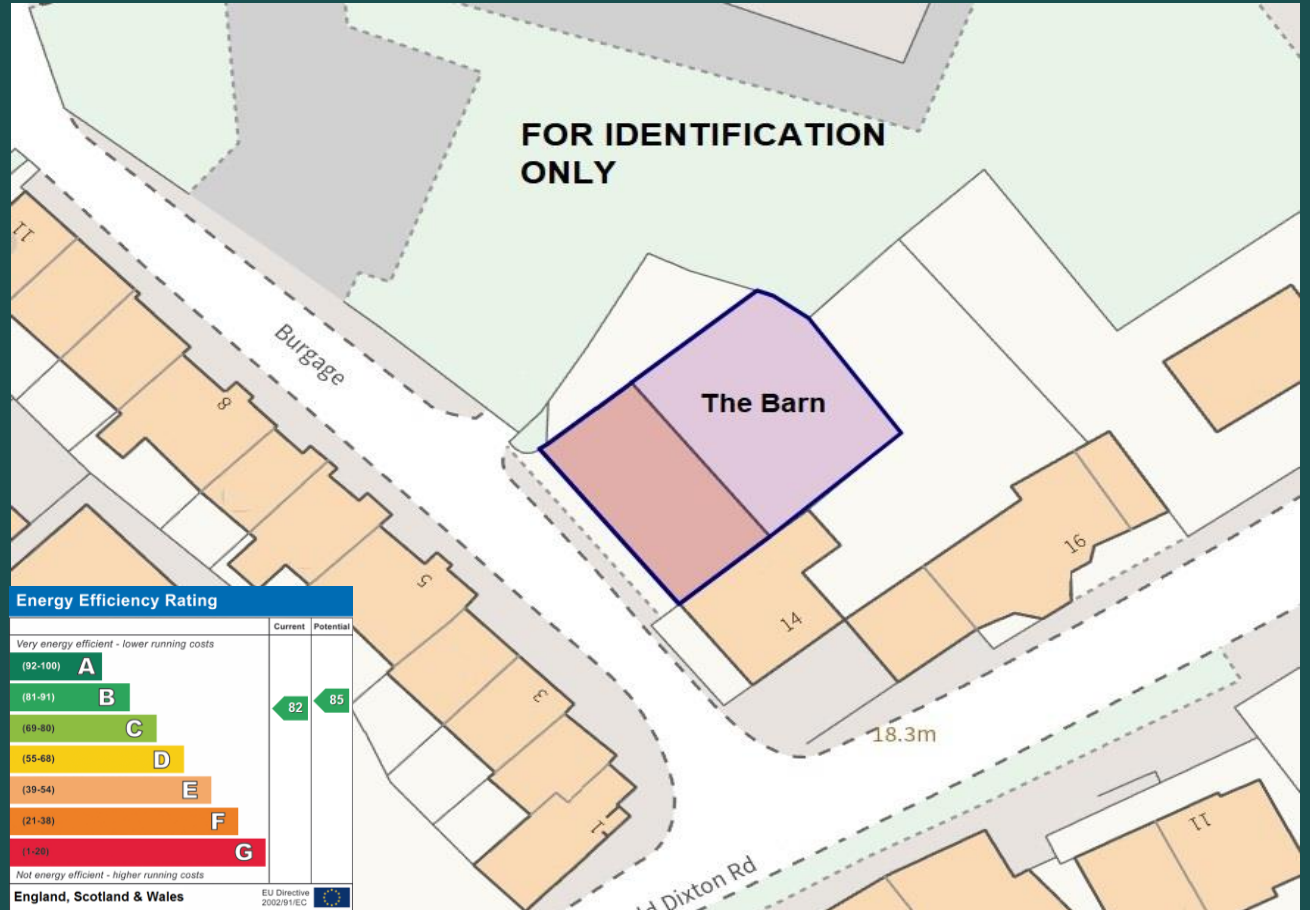
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- 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.









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