

# Sanroyd House Monk Street, Monmouth



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## Sanroyd House Monk Street, Monmouth

This beautifully presented and elegant 4-storey, five double bedroomed, Georgian Grade II Listed townhouse is just a short, level walk from the town centre and the renowned schools. Tastefully and meticulously restored and upgraded to a high standard throughout, the property retains a wealth of original features. It also benefits from a spacious two-room cellar, an attractive walled courtyard garden with lean-to storage. On-street permit parking available.

### Asking price of £699,000 Freehold

The property has a painted rendered exterior with inset wooden windows and doors all set under a pitched tiled roof. Original features include ornate covings, ceiling roses, moulded skirtings, architraves, dados, panelled wooden doors, sash windows, exposed beams, flagstone and boarded floors and wall panelling. Mains gas boiler providing domestic hot water and central heating with radiators throughout, some of which are sectional.

**The entrance off Monk Street, is through a wooden panelled front door set under a feature portico, into:**

#### **ENTRANCE PORCH LOBBY:**

Part glazed door with glazed panel over into:

#### **ENTRANCE HALLWAY:**

Turning staircase with wooden balustrading and turned newel posts to upper floors. Original stone spiral staircase down to cellar. Doors into the following;

#### **SITTING ROOM: 4.44m x 3.50m (14'7" x 11'6")**

Picture sash window to the front. Fireplace housing woodburning stove set on a stone hearth. Arched recesses either side with spotlighting.

#### **STUDY: 4.35m x 2.77m (14'3" x 9'1") average**

Picture sash window to the front. Inglenook fireplace with decorative wooden surround and mantle.

#### **CLOAK ROOM:**

Suite comprising a high-cistern WC and pedestal wash basin. Chrome ladder style radiator. Extraction fan at high level.

**OPEN PLAN KITCHEN/DINING ROOM: 6.22m (max) x 4.20m (20'5" x 13'9")**

An incredibly bright principal reception room with a pair of glazed doors with matching side panels out to the courtyard garden, skylight and external part glazed door to the back. Internal window into stairwell. Inglenook fireplace housing wood burner with wooden surround and mantle. Butchers block worktop and complimentary breakfast bar with a tiled splashback surround and inset Belfast sink. Beko cooking range with double oven and six ring gas hob with stainless steel extraction hood over. An extensive range of shaker style cupboards and drawers set under with integrated dishwasher and space/plumbing for washing machine and tumble dryer. matching wall cabinets and tall unit housing fridge/freezer.

**CELLAR: ROOM ONE: 5.27m (23'3") average opening up to 7.09m x 5.09m average (17'3" x 16'8")**

**ROOM TWO: 3.87m x 6.29m (12'8" x 20'8") opening up to 7.90m (25'11")**

Currently used for storage and divided into two sections with restricted head height.

**From entrance hallway, up turning staircase to:**

**FIRST FLOOR LANDING:**

Turning staircase with wooden balustrading and turned newel posts up to second floor landing. Doors into the following.

**BEDROOM ONE: 4.32m x 4.62m (14'2" x 15'2")**

Picture window to back with townscape and countryside views. Roof access hatch.

**FAMILY BATHROOM:**

Windows to the back. A white suite comprising a high cistern WC, pedestal wash basin, free-standing roll-top bath with central mixer tap and double width fully-tiled shower enclosure with rain shower head, mixer valve and separate handheld attachment on adjustable chrome rail. Chrome ladder style radiator.

**BEDROOM TWO: 4.53m x 3.53m (14'10" x 11'7")**

Window to the front with attractive roof top views. Decorative fireplace with wooden surround and mantle set on a sunken stone hearth.

**BEDROOM THREE: 4.43m x 4.00m (14'6" x 13'1")**

Two windows to the front with attractive roof top views. storage cupboard with full height shelving.

**From first floor landing up matching staircase to;**

**SECOND FLOOR LANDING:**

Vaulted ceiling with skylight. Doors into the following:

**FAMILY BATHROOM:**

Window to the back. A white suite comprising a low level wc, pedestal wash basin and bath with panelled front, mixer valve and shower head over. Airing cupboard housing Worcester gas boiler providing central heating and domestic hot water. Full height wooden slatted shelving. Chrome ladder style radiator.

**BEDROOM FOUR: 4.43m x 3.68m (14'6" x 12'1") Approx.**

Window to front with attractive roof top views. original open grate fireplace set on a sunken stone hearth with decorative wooden surround and mantel.

**BEDROOM FIVE: 4.36m x 3.90m (14'4" x 12'10")**

Two windows to front with attractive roof top views. integrated storage cupboard with full height shelving.

**GARDEN:**

Accessed via the open plan kitchen/dining room, the enclosed courtyard garden enjoys a sunny aspect with excellent levels of privacy. The paved sun terrace seamlessly adjoins the dining area and creates an ideal place for seating and entertaining. Set in the corner is a stone outbuilding with is used for storage.

**SERVICES:**

Mains gas, electric, water and drainage. Council Tax G. EPC Rating tbc.

**DIRECTIONS:**

Sanroyd House is located at the bottom of the Hereford Road 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.

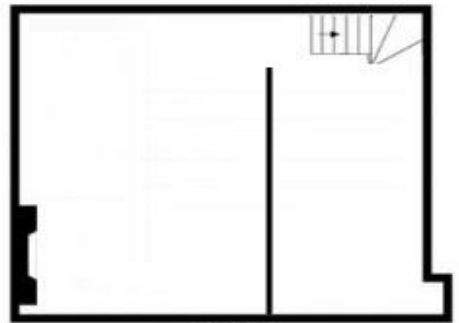








GROUND FLOOR 533 sq m (49.5 sq ft)



CELLAR



SECOND FLOOR 30.2 sq m (325 sq ft)



FIRST FLOOR 44.1 sq m (475 sq ft)

