



## The Mill, Lone Lane

Penallt, Monmouth, Monmouthshire, NP25 4AJ



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NP25 4AJ

A spacious converted stone barn, with a wealth of character and offering flexible accommodation. Enjoying an idyllic situation on the outskirts of the village of Penallt.

- A Spacious, Converted, Stone Barn
- Enjoying an Idyllic Location
- In a Sought-After Village
- Spacious Kitchen / Dining Area
- Boot Room / Utility Area
- Three Bedrooms
- Beautifully Landscaped Garden
- Various Storage Sheds and a Greenhouse
- Off-Road Parking

Guide Price  
£525,000

87 Monnow Street, Monmouth, Monmouthshire, NP25  
3EW

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Tel 01600 712916  
www.david-james.co.uk

## Situation

Situated on the outskirts of the popular village of Penallt in the Wye Valley, with countryside walks on the doorstep. Penallt village boasts a village hall often holding social and sporting events and two pubs, tennis and cricket club. The property is approximately 4 miles from the historic town of Monmouth which provides a comprehensive range of amenities with both independent and national shops including a Marks & Spencer Food Hall and Waitrose. The town has many social opportunities including pubs, restaurants, theatres, leisure centre and sports clubs, including the Rolls of Monmouth Golf Club and Monmouth Rowing Club. Monmouth town offers excellent schools both junior and senior, including the Haberdashers' Schools for Boys and Girls and Monmouth Comprehensive. The property offers excellent access to major road network links including the M48, M4 and M50.

## Accommodation

Entering through a stable door opening into the Boot Room with a slate floor and window. There is a Downstairs Cloakroom with pedestal wash hand basin, low flush w.c., part tiled walls and window. From the Boot Room a door leads into the Sitting Room with an open fireplace with wood burner and oak lintel above, oak flooring and windows to two aspects overlooking the garden. A central staircase part divides the Kitchen/Dining Room which is extensively fitted with a range of painted units with a wooden work surface and incorporating a Belfast sink with mixer tap with cupboard below. There is space and plumbing for a dishwasher and washing machine. There is a Britannia range cooker with six gas ring hob and electric oven with an extractor fan over. French doors open to a private courtyard. A useful understairs larder cupboard and a further cupboard housing the oil-fired boiler.

## First Floor

The First Floor Landing has an oak floor, large airing cupboard and walk in wardrobe, housing the hot water cylinder and there is a loft hatch giving access to the roof space. The Master Bedroom is a lovely large room with an oak floor, pitched ceiling with exposed beams and windows enjoying views down the valley and the garden. There is a Velux skylight. An Ensuite Bathroom has a bath with shower attachment over, pedestal wash hand basin, w.c. and bidet. The Second Bedroom has a door leading to Bedroom Three/Dressing Room/Study which has French doors opening to steps leading down to the garden. An Ensuite Bathroom comprises a bath, large shower cubicle

with rain head shower, a pedestal wash hand basin, low flush w.c. and window.

## Outside

A driveway from the lane leads to an off-road parking area with a storage shed. The beautiful garden has been wonderfully landscaped with a raised decked seating area ideal for entertaining. There are various storage sheds and a greenhouse. A gravel path leads to a large lawned area of orchard with various species of fruit trees, including apples and pears, a beautiful area to enjoy the views of the surrounding countryside. Door from the kitchen open to a private paved courtyard area, perfect for entertaining, with a further storage shed and steps leading to the driveway.

## Services

Mains electricity

Mains water

Private drainage

Oil-Fired Central Heating

## EPC

TBC

## Local Authority

Monmouthshire County Council

## Viewing

Strictly by appointment with the Agents:

David James,

Monmouth

Tel: 01600 712916

## Guide Price

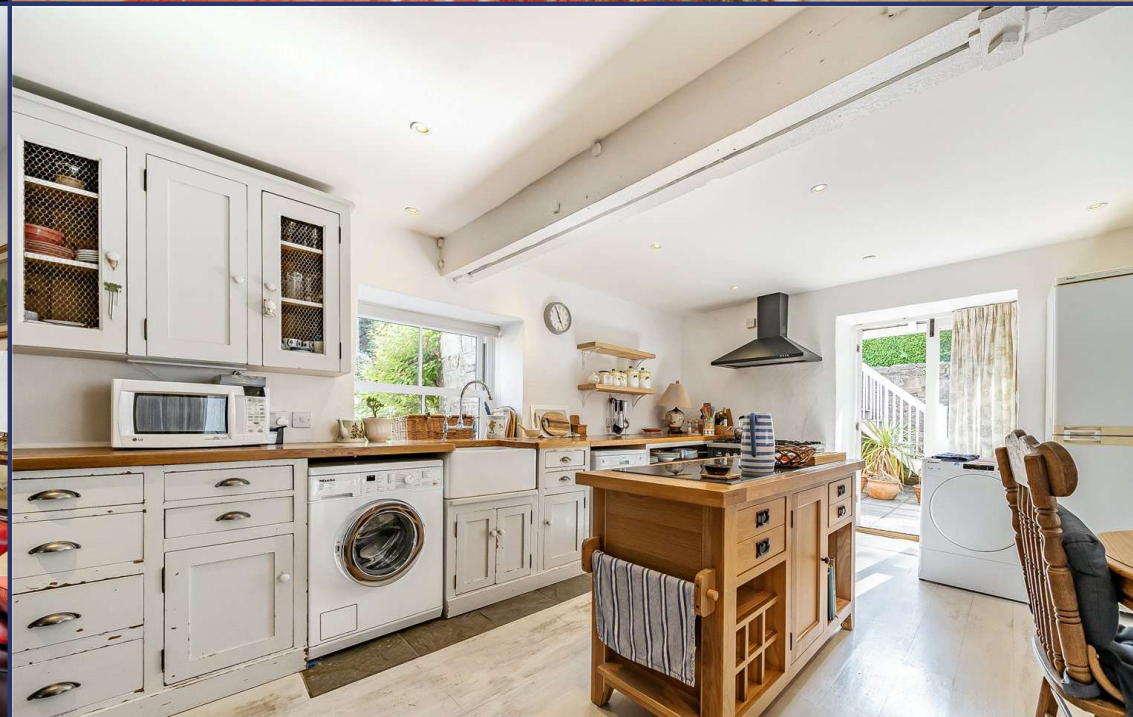
£525,000

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







# The Mill, Lone Farmhouse, Lone Lane, Penallt, Monmouth, NP25

Approximate Area = 1470 sq ft / 136.5 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 28 F    |           |
| 1-20  | G             |         |           |