



THE BOWLES

Penallt, Monmouth, NP25 4RY

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- A Substantial Detached Stone Property
- Enjoying a Wealth of Character Features
- Situated on the edge of the Sought-After Village of Penallt
- Three Spacious Reception Rooms
- Four Bedrooms
- Formal Terrace and Gardens
- Double Garage / Outbuilding
- Parkland Extending to Approximately 5 Acres

Guide Price

£875,000

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DESCRIPTION

Enjoying a unique position looking out across parkland, on the edge of the popular village of Penallt, a substantial stone detached property dating from the 19th century, with a wealth of character features. The house offers family accommodation with large rooms and a flexible layout including three large reception rooms which all enjoy the parkland view, two studies and farmhouse kitchen/breakfast room, five bedrooms and planning for a further extension if required.

SITUATION

The Bowles is situated on the edge of the village of Penallt which offers a thriving community with two pubs and tennis and cricket clubs. Surrounded by beautiful countryside and woodland on the plateau above the Wye Valley, Penallt is situated just off the B4293 only about 3 miles from Monmouth and 10 miles from Chepstow with easy access to the M4 and M5. The historic town of Monmouth provides a comprehensive range of amenities including a broad range of shops and junior and senior schools which enjoy excellent reputations including the Haberdashers Monmouth School.

ACCOMMODATION

An attractive stone house providing excellent accommodation. From the courtyard steps lead up to the front door which opens to a large **Sitting Room** with windows looking out to the terrace and garden. On the north side of the room is a **Shower Room** with shower cubicle and shower, separate lavatory and wash hand basin. A spiral staircase leads to a **Room** above with pitched ceiling and wood floor and a window at the far end; an ideal room as an Office, Games Room or Bedroom. Beyond the staircase is a **Study** and then doors through to the **Kitchen** fitted with a range of wood fronted units under polished granite work surface incorporating a sink unit with space for an electric cooker. A two oven oil fired Aga with tiling behind. There is a large crockery cupboard and a pantry with cold slab and shelves. The kitchen opens into a **Garden Room/Breakfast Area** with windows looking out to across the terrace to the parkland. The **Dining Room** leads from the kitchen with polished wood staircase off to the first floor. Tiled floor, window with flagstone sill and internal window with flagstone

sill. Door leads to **Utility Room** with pedestal wash hand basin and lavatory. Housing the oil boiler and water cylinder. Space and plumbing for washing machine and drier. There is another **Study** with two windows and range of cupboards. From the Dining Room a door leads to the **Family Room** with large fireplace with stone mantel housing a wood burning stove. There are French doors leading to the garden and windows to two aspects, one with a window seat and two recesses with lighting.

The first floor **Landing** has a polished oak floor with windows with tiled sills and countryside views. There is access to the loft space and double doors to the linen cupboard. There is a **Cloakroom** off the landing with wash hand basin and lavatory. and window. There are **Four Good Sized Bedrooms**, three of which have views to the front of the property and fitted wardrobes to two of the bedrooms. The **Main Bathroom** has a panelled bath, lavatory, pedestal wash hand basin and window. The Second **Bathroom** has a bath and pedestal wash hand basin close to the cloakroom. The **Attic Bedroom** is accessed from the spiral staircase in the Library. A large bedroom with stripped wooden floor and under eaves storage.

OUTSIDE

A gateway opens to a large, gravelled parking area to the entrance of the house. A flagstone terrace runs along the front of the main reception rooms and kitchen with an attractive flower border fronting the Ha-Ha. To the far end of the house is an attached outbuilding/garage with double wooden doors. Beyond this is a level lawn with specimen trees. On the far side of the 'Haha' is an area of approximately 5 acres.



GENERAL

Mains electricity, water.

Private Drainage

Solar Panels Owned by the Property

EPC

Band E

DIRECTIONS

From Monmouth take the B4293 towards Chepstow. After passing the Lydart bends take the fork left signed to Penallt. Continue along this road which goes into Penallt. At the 'T' junction turn right. Just after the turning left to Tregagle the property is on the left-hand side.

VIEWING

Strictly by appointment with the Agents:

David James,

Monmouth

Tel 01600 712916.

GUIDE PRICE

Offers in the region of

£875,000



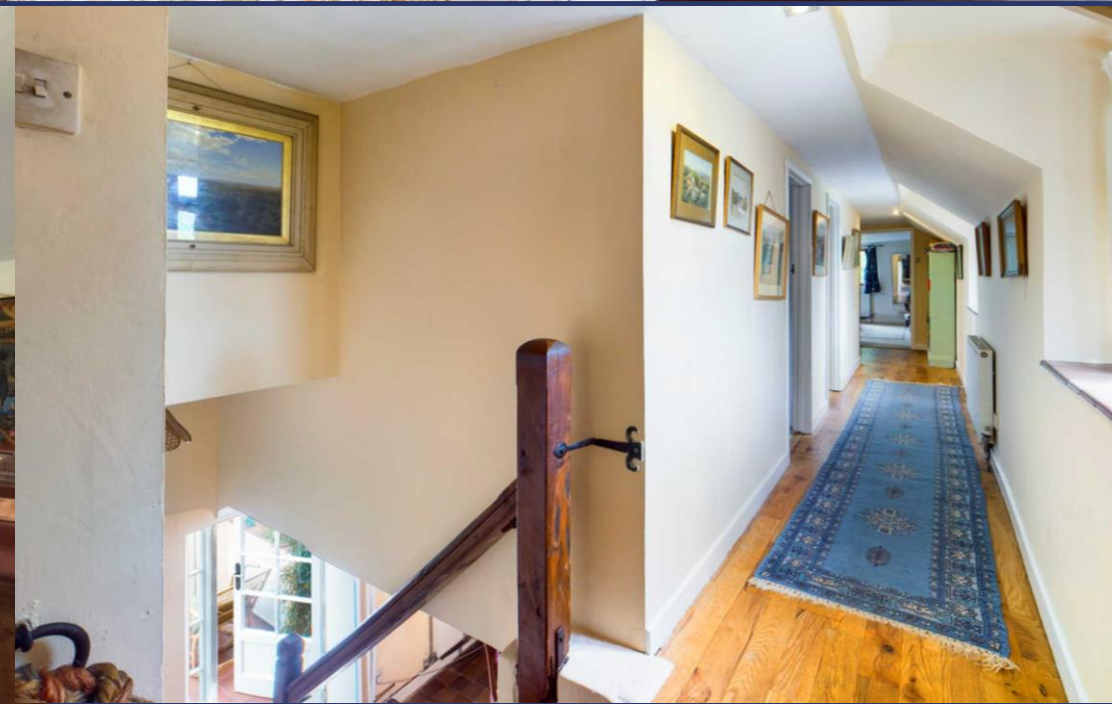
PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

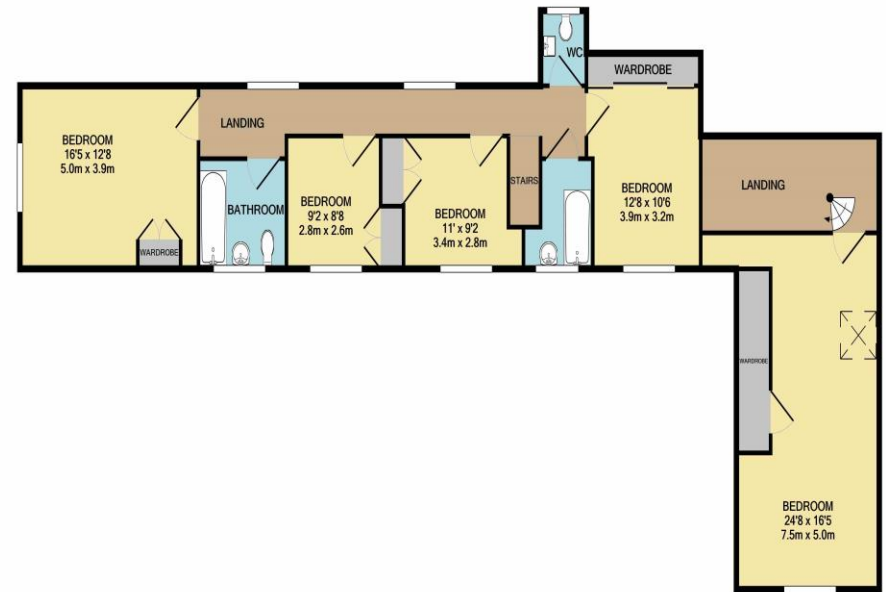
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TOTAL APPROX. FLOOR AREA 3861 SQ.FT. (358.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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