



THE OLD MALT HOUSE

St Maughans, Monmouth NP25 5QG



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- A Substantial Period Property
- Enjoying Far-Reaching Views of the Surrounding Countryside
- Offering Flexible Accommodation
- Spacious Kitchen / Dining Room
- Four Double Bedrooms
- Separate One Bedroom Annexe
- Sitting in a Large Plot, with Well-Established Gardens and Extensive Parking Area
- Detached Workshop and Various Outbuildings

Guide Price

£950,000

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DESCRIPTION

A substantial period house, which has been renovated and extended to provide flexible accommodation with the benefit of an adjoining annexe which could be incorporated into the main house. The large, light rooms include a kitchen/dining room with three further reception rooms. Originally a public house, The Old Malt House stands in a generous plot with an extensive parking area and beautifully landscaped gardens taking advantage of the outstanding views across the valley. There is a further outbuilding/workshop with studio above and adjoining store shed.

SITUATION

The Old Malt House stands in a large plot on the plateau at the top of the thriving village of St Maughans situated approximately 3 miles West of Monmouth town, surrounded by beautiful countryside. Monmouth town offers a comprehensive range of amenities including a wide range of shops, both national and independent, leisure centres, theatres and schools which enjoy excellent reputations.

ACCOMMODATION

The wooden front door with a bell opens to the PORCH with a solid wood front door opening to the RECEPTION HALL. With a tiled floor and staircase with turned wooden balustrading. A door leads into the DINING ROOM/SNUG with a chimney breast and period style electric fire and large window to the front elevation. An INNER HALLWAY leads into the KITCHEN/DINING ROOM running from the front elevation to the rear elevation with a large picture window taking advantage of the wonderful views. At one end is a fully fitted kitchen with a range of fitted wall and floor units incorporating a Neff dishwasher, Neff double oven, AEG induction hob, fridge/freezer and stainless-steel sink and drainer. A two oven Aga is inset with surround and complimentary tiling behind. A pantry cupboard has plumbing for a washing machine. The kitchen area opens into a peninsular unit with ample work surface over, opening to the dining area with a large picture window looking out to the terrace and garden. A tiled floor runs throughout the kitchen. From the inner hallway a door opens to a DOWNSTAIRS CLOAKROOM, comprising a lavatory and wash hand basin. On the far side of the Reception Hall is the SNUG with a window to the front and fireplace with wood burning stove and period style wood surround. Double doors open to the SITTING ROOM an expansive room with windows to three

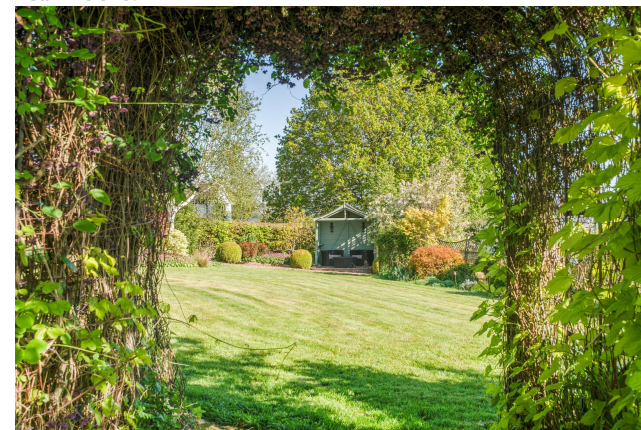
elevations including three sets of double doors creating a lovely light ambience.

FIRST FLOOR

A large LANDING has the benefit of a range of cupboards. The MASTER BEDROOM is situated to the rear of the house with sliding doors opening to a balcony enjoying the magnificent views. A large ENSUITE BATHROOM comprises a white suite with bath with rounded ends and central taps and shower, lavatory and wash basin. The FAMILY BATHROOM has a shower cubicle and shower, wash basin, lavatory and bidet. At the front is a DOUBLE BEDROOM with a window to the front and ENSUITE BATHROOM comprising a bath with an electric shower over, lavatory and wash basin. There are TWO FURTHER DOUBLE BEDROOMS both with windows to the front elevation, one enjoying dual aspect views.

ANNEXE

Adjoining the house is the ANNEXE comprising an open plan KITCHEN/DINING/SITTING AREA. The front door opens to the HALLWAY with a fitted cupboard and CLOAKROOM with lavatory and WASH BASIN. The fitted KITCHEN has a range of wall and floor standing units incorporating a stainless-steel sink and drainer, oven with hob over, fitted fridge and freezer and extensive woodwork surface. A tiled floor in the kitchen area opens to the SITTING AREA, a lovely light area with a picture window looking out to the garden and a door opening to the terrace. The spacious DOUBLE BEDROOM has two windows benefiting from the lovely views. The ENSUITE SHOWERROOM is fully tiled, comprising a walk-in shower, lavatory and wash hand basin with vanity unit. There is a window with obscured glass. The annexe is accessed through a wooden gate from the driveway and has a separate front and rear doors.



OUTSIDE

At the side of the property is a DETACHED WOODEN OUTBUILDING. On the ground floor is a WORKSHOP with windows and the benefit of power and lighting. A staircase leads up to a studio with Velux lights. Adjoining this is a UTILITY SPACE/WORKSHOP with plumbing for a washing machine and dryer. Next to this is the covered log store. The driveway opens to a wide sweeping driveway at the front of the property allowing extensive parking and turning area, with a level lawn and mature hedging and trees. Gates to each side lead to the rear of the property. On one side is a green house and planting area. On the other side a gate opens to the annexe and outbuilding, continuing through to the garden. A stone terrace runs along the rear of the house with steps to the garden. The beautifully landscaped gardens enjoy a large central lawn with well stocked mature flower beds and shrubs and trees with tranquil seating areas. There is a well-established pond with a variety of plant species. At the end of the garden is a beautifully designed vegetable garden with gravel paths and raised beds. There are two wooden sheds and a gazebo. A greenhouse is situated in the side garden and various useful outside taps are located in the garden.

GENERAL

- Mains Electricity
- Mains Water
- Private Drainage – Septic Tank
- Oil-Fired Central Heating
- Solar Panels – Water Heating System
- Fibre Broadband Connection Available
- EPC – Band D

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE

£950,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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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.









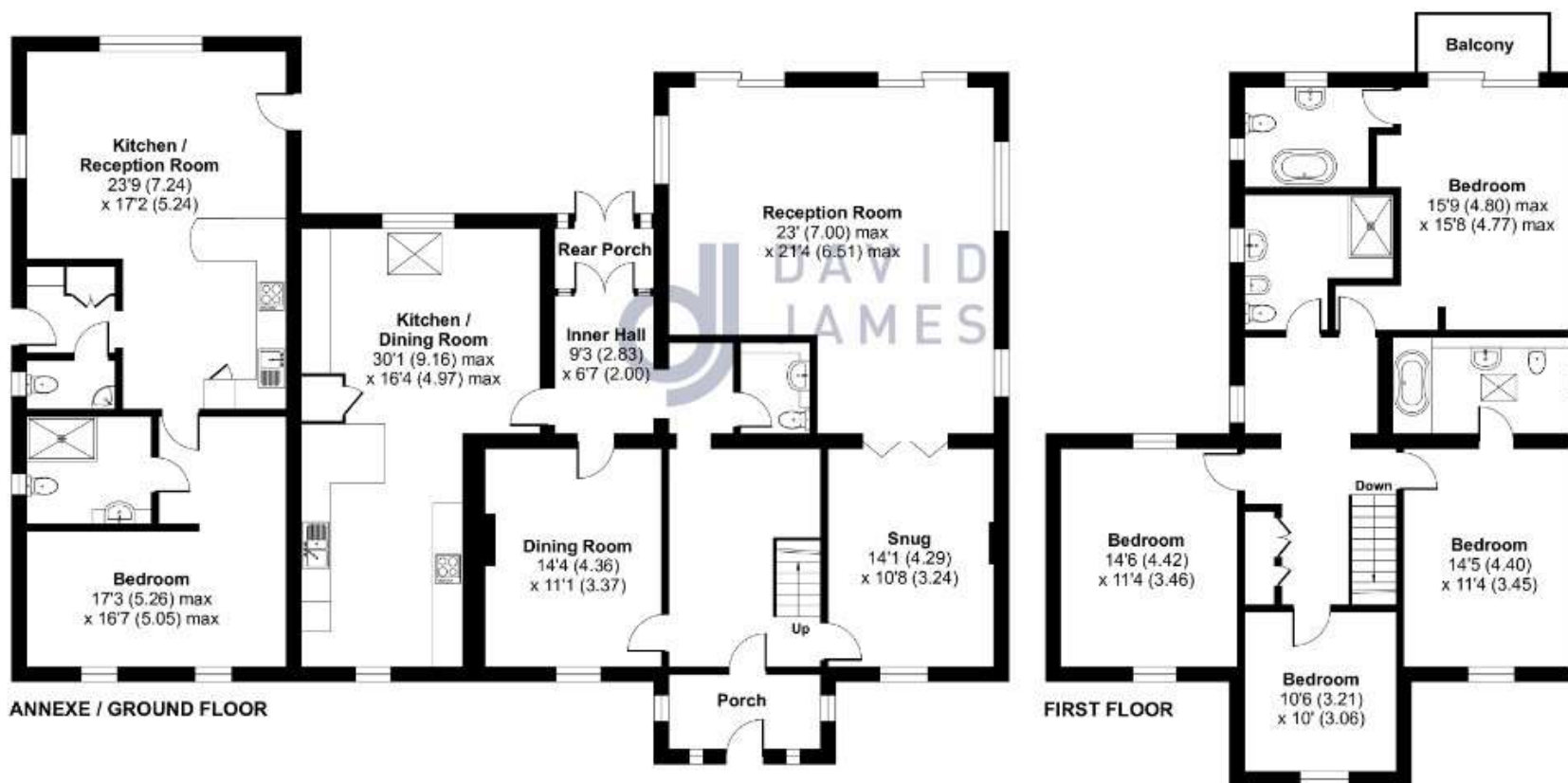
St. Maughans, Monmouth, NP25

Approximate Area = 2657 sq ft / 246.8 sq m

Annexe = 700 sq ft / 65 sq m

Total = 3357 sq ft / 311.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for David James. REF: 1450511