



Saffron House

Redbrook Road, Monmouth, NP25 3NB



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- Substantial period home
- Edge of town location
- Exceeding 3600sqft in total
- Lateral accommodation over 2 storeys
- Large eat-in kitchen
- 4 receptions
- 4 double bedrooms (2 ensuite)
- Ground floor bedroom as required
- Multi-generational potential with annex
- Mature third of acre plot
- South facing garden
- Detached double garage with home office above
- Grade II Listed with character features
- Access to Wye Valley road links
- Less than 1 mile to Monmouth Town Centre

Guide Price

£840,000

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DESCRIPTION

This characterful period home sits in the middle of a generous plot, conveniently located within a mile of Monmouth's bustling High Street. It provides a rare combination of space and access - having the scale and privacy you would expect to find in a semi-rural location, yet set on the edge of town with all the benefits of connectivity that affords. The property blends period charm with modern family living, retaining an abundance of character features while benefiting from a superbly appointed, contemporary kitchen-breakfast room, designed for today's lifestyle. Approached via a driveway with electric gates, there is off street parking for several cars and a gabled, detached double garage with home office above. The house accommodation is substantial and versatile, arranged around large, principal rooms that reflect the property's heritage. There are four spacious bedrooms, and three bath / shower rooms, offering excellent flexibility for multi-generational living, home working, or guest accommodation to the ground floor if required. The surrounding garden is colourful and mature, and provides extensive outdoor space, ideal for large families or entertaining. The Southerly aspect of both terrace and lawn, mean this is a lovely sunny area to enjoy from mid-morning until late in the evening.

HISTORY

This historic property dates back, in parts, to the late 12th Century. Records show around 1178, the Church of St Thomas the Martyr was built on the site. The Burgesses of Monmouth made reference to it in 1485, by which time it was known as The King's Chapel. There is evidence that it was still being used as a place of worship up until 1675, but by 1740 it is understood to have become a vicarage. It had various uses over the following centuries, latterly forming part of the Duke and Duchess of Beaufort's estate. In 1901 it was sold, and it is believed at this point it became a dwelling house. There are many features which demonstrate its age and history - beamed rooms, large fireplaces, and leaded glass windows, including a Gothic Trefoil window in one of the bedrooms. The house has a Grade II listing.

SITUATION

Benefiting from a convenient semi-rural location at the edge of Monmouth with great access to the Wye Valley and motorway access links, via the A40 to Cardiff, Bristol and M50 with far reaching views, within walking distance of a local shop and post office. Monmouth town centre is just under a mile away which provides a comprehensive range of amenities with a wide range of shops and excellent schools, both junior and senior including the Haberdashers' Schools for boys and girls and Monmouth

Comprehensive. There is a post office/shop and Kymin View primary school within walking distance of the property and a bus link which takes you into Monmouth town.

ACCOMMODATION

Enter the property into a welcoming, impressive **Reception Dining Hall** enjoying views of the surrounding gardens, at one end of the room is a large stone hearth and fireplace with a large gas feature wood burner and beam above. There are windows to the front and rear with a pleasant low window seat overlooking the walled garden, beams to the ceiling showcase character and a wealth of history to the house. A turned staircase leads to first floor. A **Cloakroom/Utility Area** sits to the rear, fitted with storage units and work tops, with space beneath for a washer/drier, wash hand basin, low flush w.c. The **Kitchen and Family Room** is an impressive section to the house, which has been recently refitted and upgraded, with extensive fitted modern units throughout and quartz stone worktops. Integrated appliances include five ring gas hob with AEG extractor fan over, double Neff ovens, fitted Neff microwave and space for an American fridge/freezer. There is a middle island with wine rack and wine cooler. Further appliances include a Quooker hot tap, an extensive corner larder with lighting and a breakfast bar with stools beneath. There are dual aspect windows, skylights to ceiling flood the space with light, under-counter lights, tiled flooring and underfloor heating throughout. The Breakfast Area has Karndean flooring and a double Rayburn which heats part of the house. There is a corner fitted seating area with underneath storage an ample space for a large family dining table. A stable door follows into the **Boot Room** which has a tiled floor, fitted with pantry style storage units, conveniently adjacent to the kitchen there is space and plumbing for a washing machine. A glazed door leads out to the rear garden and driveway.

From the Dining Hall steps lead down to the spacious yet cosy **Sitting Room** with two windows overlooking the side garden with characterful deep window ledges. A large stone fireplace with wooden mantel and wood burner is the focal point to the room with a tall, beamed ceiling and a view out to the conservatory and garden, glazed doors lead out to the south facing

Conservatory with electric and heating and a superb view overlooking the rear garden. A door opens to steps down to the garden terrace. From the Sitting Room steps lead down to a large **Reception Room / Garden Room** which is a large light and airy room with high ceilings and a pleasant outlook over the gardens, beautiful wooden flooring throughout and bi-folding doors which lead out to the rear patio area and terrace.

There is a gas fire within a wooden surround and panelling to the walls with fitted wooden shelving and cupboards to either side. This space could become ground floor living accommodation offering space as multi-generational **Annexe** accommodation, with a small Kitchen at one end with facilities.

Beyond this space is the **Ground Floor Double Bedroom** with a pleasant rear facing outlook. The **Ensuite Shower Room** has a large, tiled shower area, wash hand basin with plenty of storage cupboards, low flush w.c. and bidet. From the Garden Room an oak and glass staircase leads to recently extended first floor. Exposed stone wall and two windows overlook the rear garden offering plentiful light.

First Floor

The **Master Bedroom** is a large room with a high ceiling, downlighters and a view of the garden. The **Family Bathroom** has a bath with shower attachment on a raised platform, large double shower unit, wash hand basin within a vanity unit under and mirror above. Low flush w.c., bidet and heated towel rail. Deep window ledge and tiled flooring.

Bedroom Two is a large bedroom with window overlooking the side garden with low windows and an original fireplace to one side with fitted wardrobes to one wall. There is a loft access hatch to ceiling. **Bedroom Three** is equally as large in proportions with dual aspect windows, original cruck frames and beams to the ceiling and a particularly charming old window with lead frame. The First-Floor accommodation is accessed via two staircases if required making it flexible how the accommodation could be arranged for a family.

OUTSIDE

Standing on grounds spanning just over a third of an acre in total, with extensive well matured shrubs and planted borders. The property offers a private position set back off Redbrook Road with a walled garden and boundary. The property is set within its plot with a gated entrance and a block paved driveway offering turning space and parking for several cars. The gardens are delightful with a large lawned area, a superb Magnolia tree and several ornamental trees and shrubs. A gravelled path through the trees leads to two ponds. There is a large paved terraced area to the rear of the property and stone pathways give access all around the house. With access close to the Boot Room there is an outside room with deep sink, w.c. and drying area and a cupboard housing the boiler. A wooden and tiled roof **Double Garage** with electric up and over doors has a staircase to a first-floor **Office/Study** which is wood panelled with four skylights, built-in double desk/working area and spotlights to the ceiling. An ideal independent working space ideal for working from home.



GENERAL

Mains Water & Drainage
Mains Gas & Electricity

LOCAL AUTHORITY

Monmouthshire County Council

EPC Band C

VIEWING

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

GUIDE PRICE

£840,000

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.









Redbrook Road, Monmouth, NP25

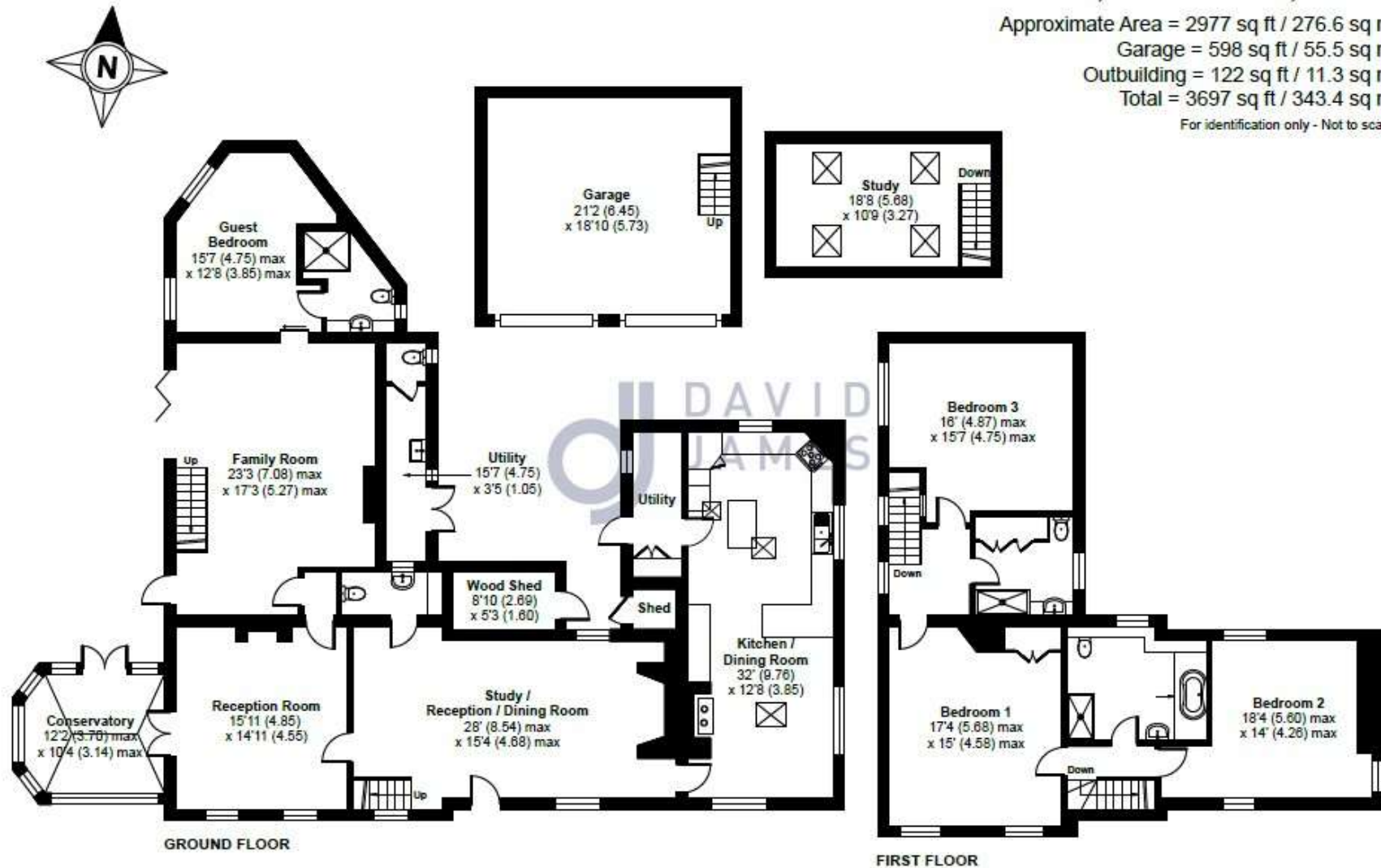
Approximate Area = 2977 sq ft / 276.6 sq m

Garage = 598 sq ft / 55.5 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 3697 sq ft / 343.4 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). © nichecom 2026. Drawn for David James REF: 1432434