



# BEECH TREE HOUSE

VINE ACRE | MONMOUTH | MONMOUTHSHIRE



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BEECH TREE HOUSE IS A 4 BEDROOM, DETACHED PROPERTY WITH GREAT POTENTIAL. THE PROPERTY IS SUBSTANTIAL BUT THERE IS POTENTIAL TO INCREASE THE FOOTPRINT OF THE HOUSE FURTHER, (STP) . THE PROPERTY SITS WITHIN A GENEROUS GARDEN IN A CUL-DE SAC OFF THE EVER POPULAR HEREFORD ROAD. WONDERFUL COUNTRYSIDE VIEWS TOWARDS THE KYMIN CAN BE ENJOYED. OFFERED WITH NO ONWARD CHAIN.

- 4 bedroom detached property with a bathroom, shower room and 2 cloakrooms •
- Spacious, bright and airy sitting room with a stone fireplace •
  - Home office and a study on the ground floor •
  - Delightful countryside views •
- Double garage, workshop and ample off-road parking •
  - Potential to extend at the rear (STP) •
- Highly desirable cul-de-sac location off the ever-popular Hereford Road •
  - Generous gardens and grounds and delightful views •
  - Walking distance to local schools •
  - No onward chain •

## Distances from Beech Tree House

Monmouth 0.9 miles • Ross-on-Wye 11.1 miles • Chepstow 17.4 miles  
Hereford 17.6 miles • Abergavenny 18.9 miles • Newport 26.8 miles  
Bristol 33.9 miles • Cardiff 37.4 miles • London 141.2 miles • Bristol  
Airport 52.0 miles • Cardiff Airport 52.5 miles • Birmingham Airport  
77.7 miles • Abergavenny Train station 17.9 miles • Hereford Train  
Station 18.1 miles • Newport Train Station 26.5 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.





## LOCATION & SITUATION

Beech Tree House enjoys an excellent location boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London with easy access to the A40 and M4.

There are good connections to the main road network with the historic border town of Monmouth being just under a mile away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

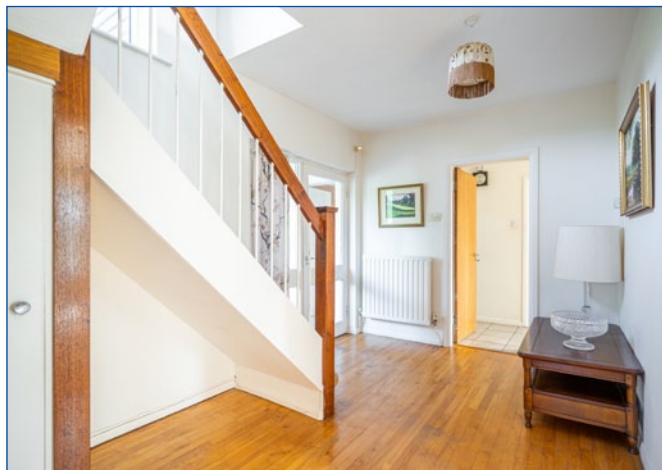
Beech Tree House is located in a prime cul-de-sac location just off the ever-popular Hereford Road, within walking distance of Monmouth School for Girls, Monmouth School for Boys and state of the art Monmouth Comprehensive School. The property would benefit from modernisation and has potential for an extension at the rear (subject to gaining any necessary planning consents), offering a superb opportunity to those who wish to add their own design and flair to a property in order to create their dream home. Many of the rooms in this property benefit from wonderful views of the Monmouthshire Hills and across the Wye Valley towards The Kymin.

Step inside the main entrance hall that leads through into an inner hallway. There is plenty of space for storing coats and shoes. Within the inner hallway is a cloakroom with a w.c and a wash hand basin. Doors lead off to the main receptions rooms.

Enter the main sitting room with a stone fireplace and inset gas fire. Large dual aspect windows provide a pleasant outlook over the front and side aspects. Next to the sitting room is a separate dining room.

The dining room has a window overlooking the side aspect and a serving hatch through to the kitchen.

The kitchen and utility area are located at the rear of the property and are divided by a rear entrance hall and a handy cloakroom. The kitchen has a range of attractive base and wall units. Integral appliances include an oven, Neff microwave oven and Whirlpool induction hob. A stainless-steel sink and drainer sit under the kitchen window overlooking the side terrace.





In addition to the kitchen is a utility area that also has a range of base and wall units and plenty of space for white goods including a dishwasher, under counter fridge, under counter freezer and washing machine.

The ground floor of Beech Tree House benefits from having a study and a separate home office. The study is next to the sitting room and has a large window overlooking the front aspect. The original garage was converted into a home office in the 1970's. It is a superb space for those needing to work from home but could potentially be utilised as a ground floor bedroom, playroom, music room, hobby room or gaming room. At the rear of the home office is a door providing direct access into the workshop.

A staircase from the inner hallway leads up to the first-floor landing, four bedrooms, a family bathroom and a separate shower room. Just off the spacious landing is a walk-in airing cupboard.

All four bedrooms are light and airy and several of them have a superb view over the neighbouring gardens and through the canopy of mature trees, across the Monmouthshire countryside towards The Kymin. All of the bedrooms have fitted wardrobes.

The family bathroom has a coloured suite comprising of a bath and a wash hand basin. At the rear of the bathroom is a 'secret' doorway revealing a hidden storage room. In addition to the family bathroom is a separate shower room comprising of a shower cubicle, w.c and wash hand basin.

## OUTSIDE

Beech Tree House is located within a popular cul-de-sac among similar style properties. A long driveway with established, colourful borders leads from the main entrance up to a double garage and off-road parking area. It is large enough for parking several vehicles, including a larger vehicle such as a motorhome. The owners of the neighbouring property (currently a building plot) will have a right to cross the bottom of the driveway to access their own property.

The large double garage has an electric up and over door, power, lighting and water. There is a pedestrian door at the rear providing direct access into the garden. A workshop with power, lighting and a gas point is located at the rear of the garage and Home Office.

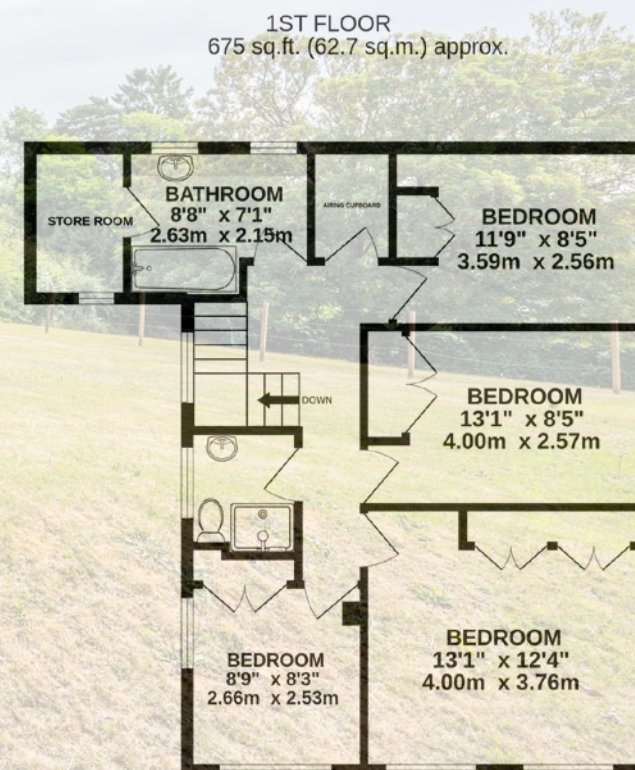
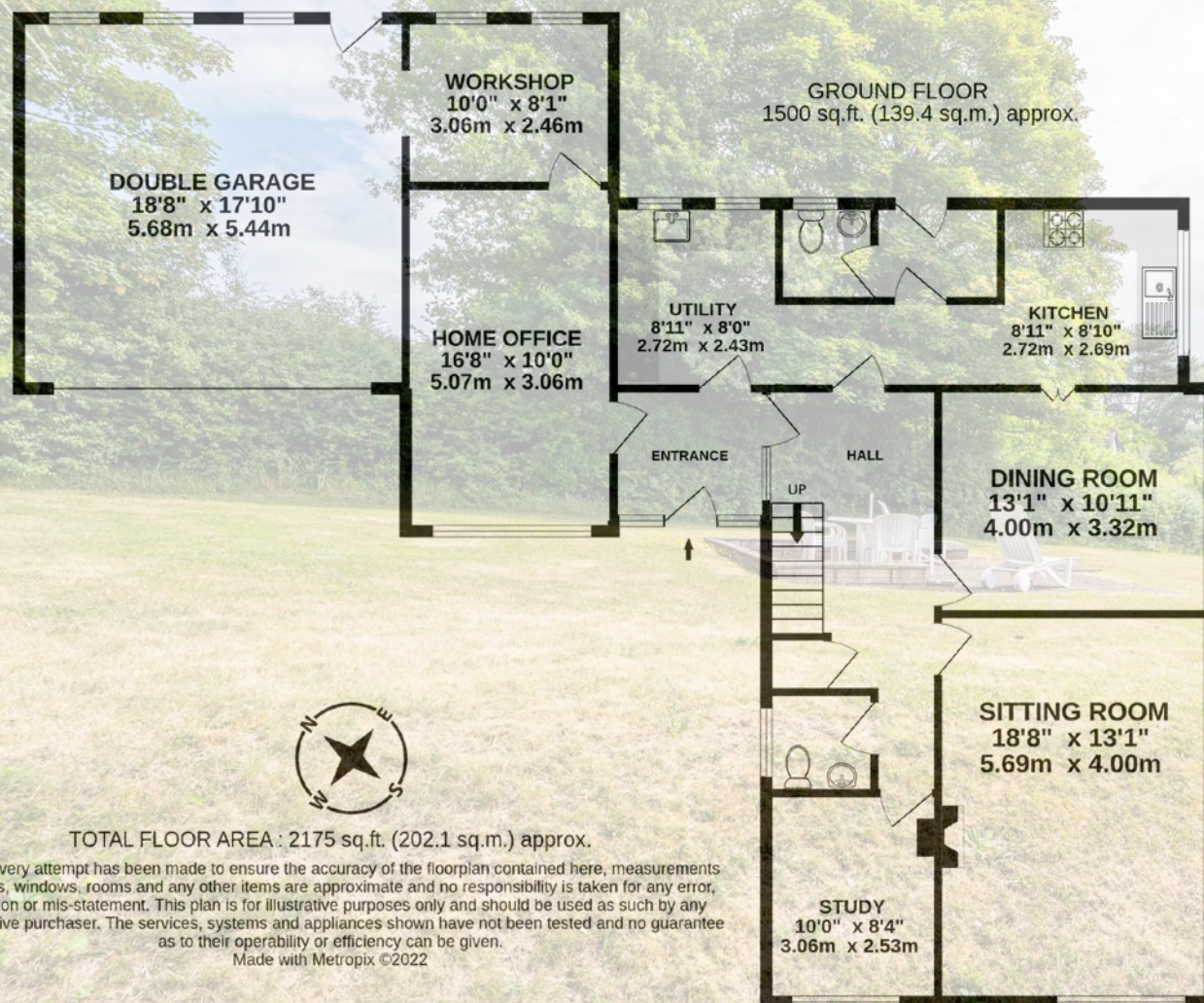
A large terrace wraps around the front, side and rear of Beech Tree House and is partially under cover at the rear. The rest of the rear garden is laid to lawn with a central patio. The rear boundary is established with mature trees that provide privacy from the neighbouring properties.

A pleasant outlook can be appreciated across the neighbouring gardens towards The Kymin.





# FLOORPLAN





## KEY INFORMATION

**Agents Note:** The owner of the building plot next door will have the right to cross the bottom of the driveway. Reciprocal rights between Beech Tree House and the neighbouring building plots will be put in place during the conveyancing process. Please call for further information.

**Services:** Mains water, electricity, gas and drainage.

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** H

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

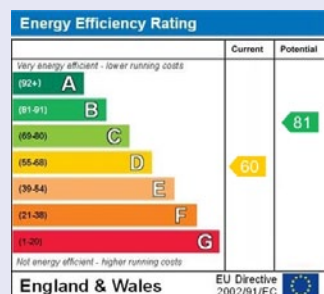
**Viewings:** Strictly by appointment with the selling agents



Nozzles.beyond.skies

**Directions:** From the A40 roundabout in Monmouth take the exit to Monmouth town centre. Drive past Monmouth Comprehensive School until you reach the traffic lights. Turn right at the traffic lights and on to Hereford Road. Continue up Hereford Road, passing Monmouth School for Girls until you see the entrance to Vine Acre on the left. The property can then be found after a short distance on the right.

**Postcode:** NP25 3HW



### Powells Chartered Surveyors Land & Estate Agents

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Monmouth

NP25 5JA

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