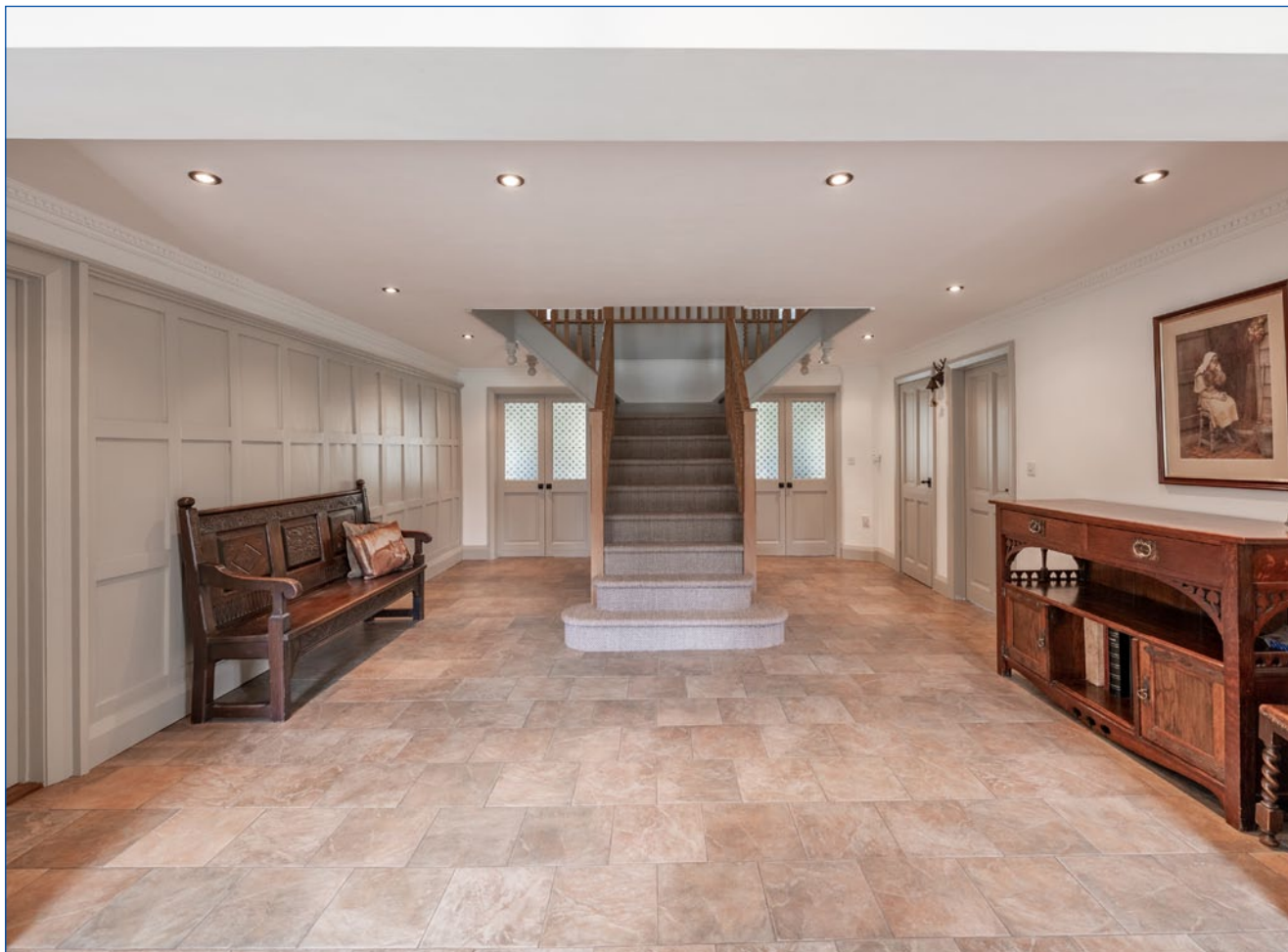




HAZELHURST

THE NARTH | MONMOUTH | MONMOUTHSHIRE





HAZELHURST

THE NARTH | MONMOUTH | NP25 4AG

HAZELHURST IS A MAGNIFICENT COUNTRY RESIDENCE BUILT BY THE CURRENT OWNERS IN 2002. IT HAS AN IMPRESSIVE STONE FAÇADE, GRAND ENTRANCE HALL WITH SPLIT STAIRCASE, MASTER BEDROOM SUITE AND GAMES ROOM. HAZELHURST SITS BEAUTIFULLY IN ITS PLOT SURROUNDED BY OVER OF 3 ACRES OF LAND AND BOASTS BOTH INTEGRAL AND DETACHED DOUBLE GARAGES. THIS IS A RARE OPPORTUNITY TO ACQUIRE AN INDIVIDUALLY DESIGNED FAMILY HOME IN A SUPERB RURAL SETTING WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY.

Executive country house with 5 bedrooms,
offered with no onward chain

Grand entrance hall with Georgian style wall panelling
and split staircase

Light and airy lounge with open fireplace

Underfloor heating throughout the property

Bespoke kitchen and large utility / boot room

Master bedroom with en-suite shower room and dressing room

Extensive cellar / games room

Integral double garage and detached stone double garage

In excess of 3 acres of land surrounding the property

Superb location opposite woodland walks in an area of
outstanding natural beauty

Trellech 2.3 miles • Monmouth 4.9 miles • Chepstow 12.7 miles
Bristol 29.5 miles • Cardiff 38 miles • Bristol Airport 39.1 miles
Cardiff Airport 50.1 miles • Birmingham Airport 82.0 miles •
Chepstow Train Station 13.5 miles • Abergavenny Train Station
17.3 miles Bristol Parkway Station 24.6 miles • London 136.1 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

There are an abundance of woodland walks accessible from The North. Directly opposite Hazelhurst is access to woodland perfect for dog walking or leisurely strolls. There are plenty of easy and demanding walks in the area to suit all abilities.

The property is located approximately three miles from two public houses, The Lion Inn at Trellech and The Inn at Penallt.

There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away and Chepstow and The Severn Bridge being approximately 12 miles away.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt 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. 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 and Brecon Beacons National Park located to the north of Abergavenny.





THE PROPERTY

Hazelhurst is an imposing and impressive rural residence surrounded by in excess of 3 acres of desirable land. Much of the stone forming the construction of the property came from the ground when excavations were underway to form the lower ground floor / cellar. Stone balustrades are used at the front of the property to create a terrace where wonderful views over the 3 acres of land can be appreciated. The property benefits from having underfloor heating throughout and it has an built in vacuum system.

Enter into a grand entrance hall with practical tiled flooring and Georgian style wall panelling. The main feature of this room is a beautiful split staircase leading up to the first floor. A ground floor w.c is accessed from the entrance hall. Elegant and decorative part obscured doors either side of the staircase lead into the formal dining room.

The formal dining room has a large walk-in box bay window with deep display sills, two further windows allow for triple aspect views. Decorative ceiling cornicing gives the room character.

Situated off of the main entrance hall is a bright and airy lounge. This room also boasts a large walk-in box bay window and French doors with sidelight windows. An open fireplace with stone surround and hearth provides a wonderful focal point in the room.

The kitchen breakfast room has a range of bespoke cream units with granite worktops and a contemporary stainless-steel sink plus circular half sink and drainer. There is space for a range style cooker with extractor fan hidden within a Georgian style surround. A bespoke pantry cupboard provides extra storage. A door from the kitchen opens into the utility room / boot room.

The utility / boot room is a generous room with plenty of space for white goods and an American style fridge freezer. A Belfast sink with mixer tap sits within base units matching those in the main kitchen. A door from the utility room leads out to the front terrace allowing this room to be used as a tradesman's entrance. There is also a door to the rear garden.

The study is accessed from the kitchen, it has a door and window opening out to the rear gardens.

Upstairs there are 5 bedrooms, each of them having a pleasant outlook over the land surrounding the property. The master bedroom suite has an en-suite shower room, dressing room and stunning hard wood windows with fitted, bespoke shutters.



The en-suite shower room has part tiled walls, ornate pedestal wash hand basin, w.c and figure of eight shower with curved shower screen. A heated towel rail completes the room. The second and third bedrooms both benefit from having fitted wardrobes.

Behind the split staircase on the ground floor is a door and staircase leading down to the lower ground floor. The cellar / games room has painted wood floorboards, power and lighting. Although the lower ground floor is a multifunctional space the current owners choose to use it as a games room. A door from the cellar opens into the integral double garage.

OUTSIDE

Hazelhurst is accessed from a country lane and has a long driveway leading down to the property. At the top of the drive is a parking area for one vehicle and a pathway providing level access to the front door. At the bottom of the drive is an ample off-road tarmac parking area for many vehicles. Steps from here lead up to the front door. The pathway continues past the main door and opens out to a terrace with attractive balustrades providing an al fresco dining and entertaining area. To the rear of the property is a second patio so you can make the most of the sun all day.

There are 3.2 acres of lush green gardens in total at Hazelhurst providing an opportunity to have a horse or ponies within the grounds perhaps or simply a blank canvas for keen gardeners. To the rear of the plot is a natural two-tier pond. There are established, mature boundaries surrounding the property.

INTEGRAL DOUBLE GARAGE

Accessed from the off-road parking area is a spacious integral two door double garage. Inside there is power and lighting and a door to a w.c. The Grant boiler can be found within the garage. A pedestrian door leads into the cellar/games room.

DETACHED STONE GARAGE

The detached garage would make an ideal 'granny annexe' subject to any necessary planning permissions. The garage has power and lighting and is currently used as a storage facility.

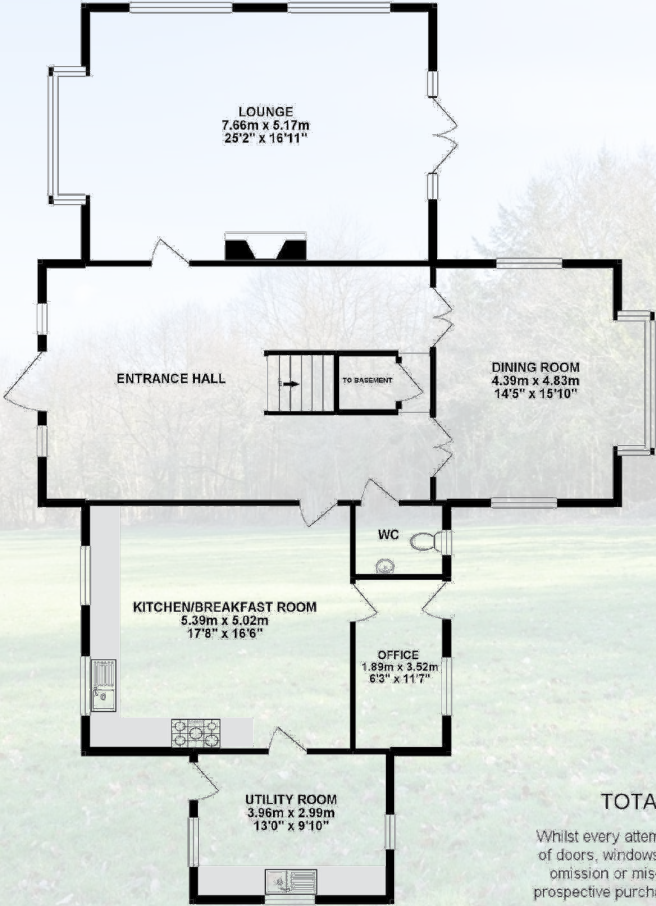


FLOORPLAN

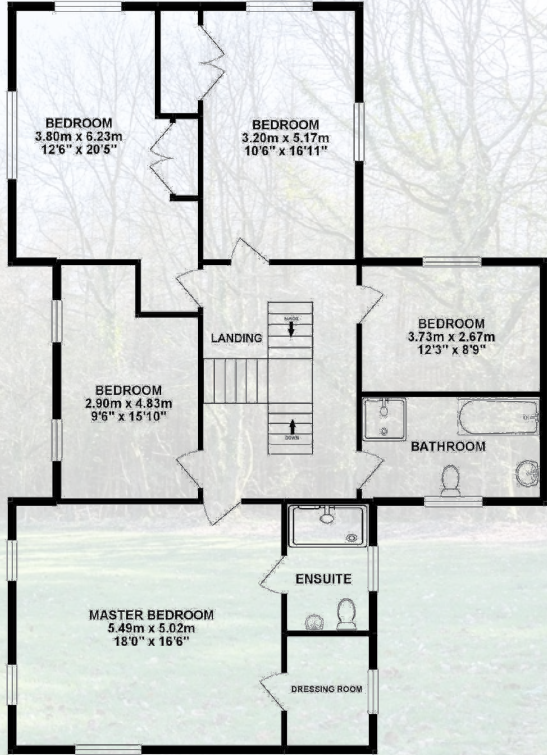
BASEMENT 131.84 sq. m.
(1419.10 sq. ft.)



GROUND FLOOR 144.13 sq. m.
(1551.45 sq. ft.)



1ST FLOOR 120.19 sq. m.
(1293.71 sq. ft.)



TOTAL FLOOR AREA : 396.16 sq. m. (4264.26 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2019



KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

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: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Shell Garage in Monmouth take the B4293 until reaching the left fork signposted to Penallt and Trellech. Take the left turning and continue on this road until you reach the left hand turning signposted to The Narth. Take the turning to The Narth and continue on this road until you reach the crossroads. At the crossroads take the turning right to The Narth. Drive past the bus stop and stay on this road until you reach the property on the left.

Postcode: NP25 4AG

Powells Chartered Surveyors, Land and Estate Agents

Singleton Court Business Park

Monmouth

NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2019.