



# LOWER GROVE

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE











## LOWER GROVE

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE | NP25 5NT

LOWER GROVE IS AN ATTRACTIVE COUNTRY HOUSE WITH PARTS DATING BACK TO THE 1800'S. WITH 5 BEDROOMS, 3 BATHROOMS, A GRANNY FLAT ATTACHED TO THE MAIN HOUSE PLUS A CONVERTED GRANARY, AN ARRAY OF OUTBUILDINGS, SWIMMING POOL, BARN, STABLES AND APPROXIMATELY 6 ACRES OF LAND IT IS A SUPERB COUNTRY PROPERTY PACKAGE.

Spacious country house with grounds in excess of 6 acres offered with no onward chain

Private position surrounded by open countryside

5 bedrooms and 3 bathrooms

Light and airy master bedroom with doors opening out on to a roof terrace overlooking the swimming pool

Family room with trap door

Three reception rooms and a sun room

Granny flat / home office with separate kitchen and bathroom attached to the main house

Converted former granary, detached but ancillary to the main house

Sewing room attached to The Granary with w.c and kitchenette

Workshop and stables

Large barn with mezzanine floor

Superb views over the surrounding countryside

Rolls of Monmouth Golf Club 3.2 miles • Monmouth 5.5 miles  
 • Abergavenny 12 miles • Hereford 18 miles • Chepstow 20.8 miles  
 • Bristol 37.7 miles • Cardiff 40.7 miles • Abergavenny Train Station  
 12.7 miles • Hereford Train Station 18.5 miles • Chepstow Train  
 Station 21.1 miles • Bristol Parkway Station 32.8 miles • Bristol  
 Airport 47.3 miles • Cardiff Airport 53.5 miles • Birmingham  
 Airport 79.6 miles • London 144.3 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

Newcastle is a small village just 5.5 miles from Monmouth. Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools.

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 activities.

Just 20.8 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and Chepstow Racecourse. The Severn Bridge is also accessed via Chepstow and is now toll free.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

## THE PROPERTY

A long tree lined driveway leads past Lower Grove house to a block paved off road parking area and turning circle to the rear of the property. From the off-road parking area step up to the rear entrance. The entrance porch has a part glazed roof and houses the Trianco boiler. A door opens into a spacious, welcoming entrance hall, from here various doors lead off. The majority of the downstairs space can be utilised as open plan or closed off to form cosier individual rooms during the winter months. The entrance hall is open plan to the family room making it an extremely light and airy space with windows adorning one wall and two sets of French doors opening out to the pool and alfresco dining area. Rustic ceiling beams add character to the room and a trap door provides access down to the cider cellar.

Step up to large partition doors between the lounge and family room. These can be fixed open to create a substantial entertaining space. The lounge has character features to include picture rails and a beautiful window with seat looking out to the front aspect. A modern and contemporary woodburning stove sits on a stone hearth. Two glass doors open into the sun room and panelled doors open into an inner hallway and dining room. The sun room has floor to ceiling glazing, two ceiling lanterns, French doors and a single door leading out to the pool area.







The inner hallway, formally a separate area is now open plan with the dining room. From the inner hallway an open staircase leads to the first floor. A w.c is also accessed from the inner hallway. Step up to the dining area with exposed wood flooring, a feature fireplace with wooden surround and a Spencer stove on a stone hearth. The original front door is located in the dining room along with a window with seat.

A door from the dining room provides access to a self-contained 'granny flat' currently utilised as a home office. The 'granny flat' has a separate, recently upgraded kitchen and bathroom.

The kitchen at Lower Grove is accessed via glass doors to the right of the entrance hall. It has a range of wooden country style base and wall units and the worktop curves into a breakfast bar. There is an electric Aga, a 2-ring gas hob, space for a dishwasher, American style fridge freezer and a pantry cupboard with sliding drawers. A rustic ceiling beam gives the room a character feel. From the kitchen, doors open into a boot room that has an external door leading out to the rear of the property. The boot room could be used as an informal entrance. Double doors from the boot room open into the utility room. There is plenty of space for white goods in the utility room and a stainless steel sink.



Stairs from the inner hallway lead up to the first-floor landing. Various doors lead off from the landing. The master bedroom is a superb bright and airy room with glazed French doors opening on to a roof balcony overlooking the swimming pool. Far reaching views across the fields and countryside can be appreciated from here. The master bedroom also benefits from having 'his and hers' wardrobes with attractive rustic pine doors. There are two further double bedrooms on this level and a family bathroom. The family bathroom has a feature window with mirrored reveals making it a fabulous focal point. The bathroom has a white suite comprising of a bath with shower over, 'his and hers' wash hand basins and a bespoke corner storage cupboard.



The two further double bedrooms are accessed via a step down from the landing. One bedroom has a wash hand basin, painted ceiling beams and a low-level window overlooking the swimming pool. The other has a partially exposed A frame and a window looking out over the courtyard. Between the two bedrooms is a bathroom with a coloured suite.





## THE GRANARY

In the grounds of Lower Grove is a converted former granary ancillary to the main house. It has an open plan kitchen, lounge and dining area with French, glazed doors allowing for views over the local countryside. The fitted kitchen has an integral oven, Neff electric four ring hob with extractor fan and a stainless steel one and a half sink and drainer with mixer tap. Exposed ceiling beams give the room character. The French doors in The Granary are used as a window only due to a big step down the other side.

A staircase leads up to a spacious landing with a corner storage cupboard. Internal French style doors open into each first-floor room giving them a feeling of grandeur. The master bedroom is a spacious room with dual aspect views and exposed ceiling beams. The second bedroom has a window overlooking the courtyard and a part glazed door leading out to the stone steps for the original granary. Between the two bedrooms is a bathroom. It has a modern and contemporary white suite including a bath with central taps and a shower over, a corner w.c and a wash hand counter top basin sitting on a floating rustic shelf.

## GARDENS, LAND AND OUTBUILDINGS

Lower Grove has a long driveway situated at the end of a no through road. The driveway passes the house and continues to a block paved off road parking area and turning circle at the rear of the property. Surrounding the house are pretty, well established gardens and a vegetable produce area. A stone log store is located near the vegetable produce area. Lower Grove benefits from having an outdoor swimming pool surrounded by a paved and gravelled seating area. The swimming pool is conveniently located next to the sunroom.

There are in excess of 6 acres of land at Lower Grove in total.

## SEWING ROOM

Part of The Granary has been sectioned off to create a ground floor sewing room. It has a kitchenette and cloakroom. This space could be incorporated back into the Granary making it more spacious on the ground floor. Behind the sewing room is a double arched car port.

## WORKSHOP

There are three doors into the workshop. It has several windows to allow light into the space, power and lighting.

## THE GREAT BARN

The Great Barn has timber doors and a mezzanine level. From The Great Barn you can access a second barn currently used for storage.





# FLOORPLAN

## Lower Grove, Newcastle, Monmouth

Approximate Gross Internal Area

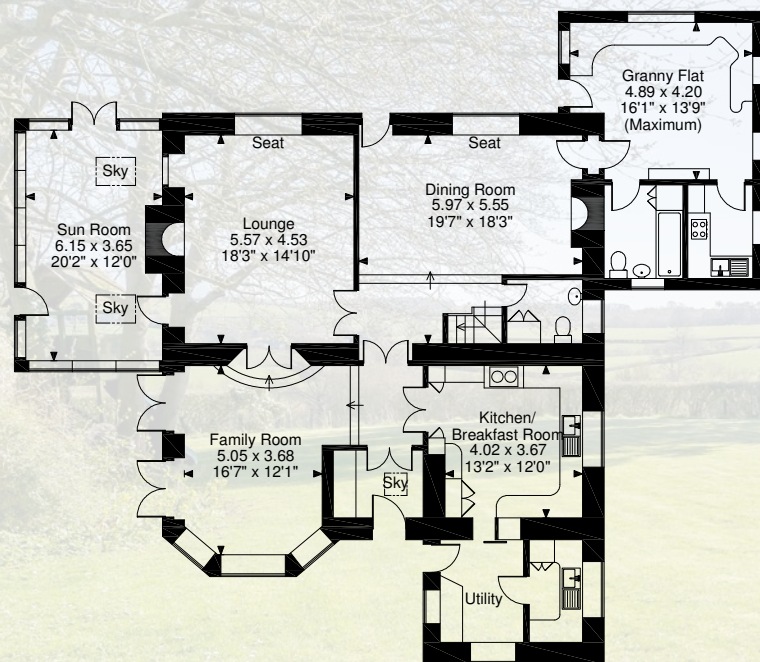
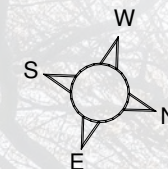
Main House = 3125 Sq Ft/290 Sq M

Carport = 217 Sq Ft/20 Sq M

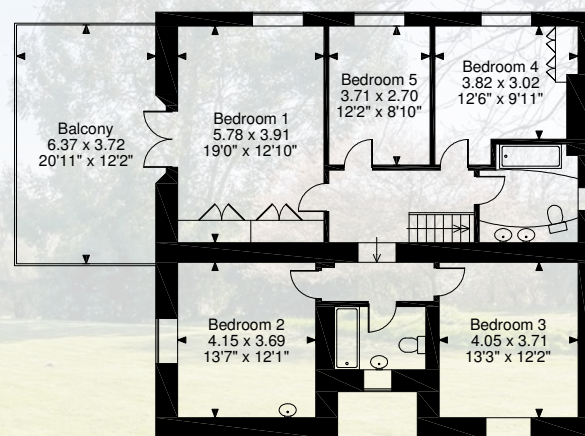
Granary = 1068 Sq Ft/99 Sq M

Workshop = 348 Sq Ft/32 Sq M

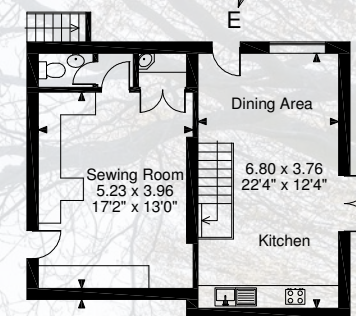
Barns & Stables = 1830 Sq Ft/170 Sq M



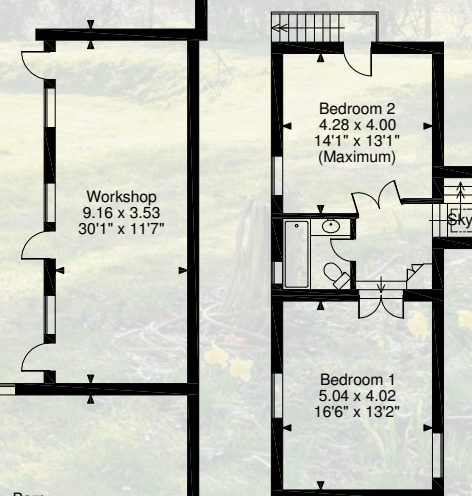
Ground Floor



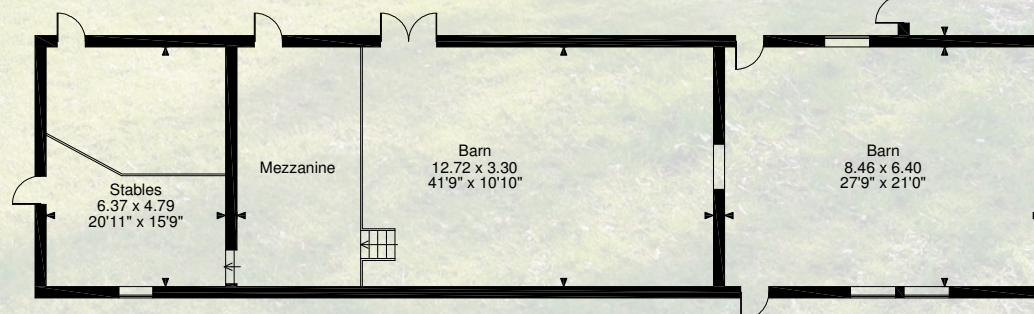
First Floor



Granary Ground Floor



Granary First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## KEY INFORMATION

**Agents Note:** There is a public footpath at Lower Grove that goes down the side of the driveway and behind The Granary.

**Services:** Lower Grove benefits from mains water, mains electricity, private drainage and oil-fired central heating.

**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:** County Council Band 'G'

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

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

**Directions:** From Monmouth take the B4233 towards Rockfield. At the telephone box take the right hand fork on to the B4347 and stay on this road until you reach Newcastle. Drive through Newcastle and just past the national speed limit signs there is a turning right marked with a no through road sign. Take this turning and keep going until you reach Lower Grove at the end of the lane.

**Postcode:** NP25 5NT

**Powells Chartered Surveyors, Land and Estate Agents**

Singleton Court Business Park

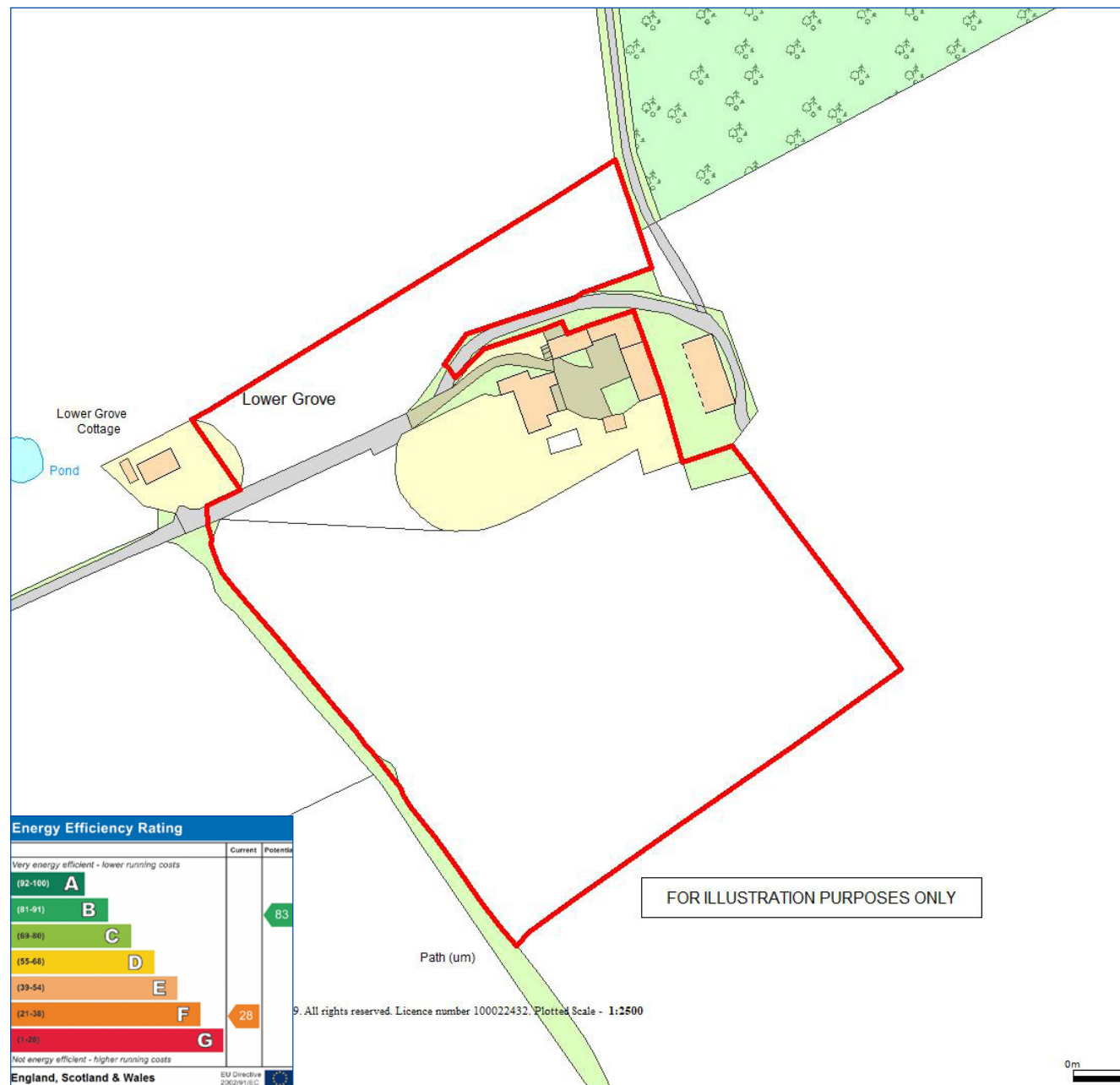
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