



Mill House Granville Street, Monmouth, Monmouthshire NP25 3DR

A spacious 3/4 bedroom semi-detached property with period features.

- In need of modernisation • Walking distance to Monmouth town centre •
- Some period features • Potential for business/residential mixed use •
- Ample space available to work from home • Garage and 2-bay carport •
- No onward chain •



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Mill House

Granville Street, Monmouth, Monmouthshire NP25 3DR

Located at the end of a no through road within walking distance of Monmouth town centre. This 3/4 double bedroom house does require modernisation but retains period features including high ceilings and original fireplaces.

The property has ample parking, a garage, 2-bay carport and backs on to the A40 making it superb for commuting. The property has previously been used as a commercial and residential premises.

Location & Situation

Mill House is within walking distance of Monmouth town centre. There are excellent connections to the main road network as you are able to access the A40 in minutes.

The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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. The River Wye flows through Monmouth and is a popular attraction offering canoeing, kayaking, rowing, wild swimming and paddleboarding. Riverside walks and cycle routes can be enjoyed locally,

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.

Approximate distances from Mill House

- Raglan 9 miles
- Ross-on-Wye 12.8 miles
- Hereford 18.3 miles
- Abergavenny 18.4 miles
- Cardiff 38.8 miles
- Bristol 46.7 miles
- Bristol Airport 50.3 miles
- Cardiff Airport 52.0 miles
- Birmingham Airport 77.2 miles
- Abergavenny Train Station 17.4 miles
- Newport Train Station 26.2 miles
- Bristol Parkway Train Station 42.0 miles



Mill House Residence

Mill House is exceptionally spacious for a property of this type in this area. There is almost 2300 sq ft of accommodation on offer including the garage, carport and store.

Step inside into the entrance/utility room. There is plenty of space for white goods and a pedestrian door opening into the garage. To the right of the entrance is a study/ground floor bedroom with fitted wardrobes and windows overlooking the garden.

An inner hallway leads past the pantry and on to an external door opening directly onto Granville Street.

Step into the kitchen with a row of base units, a wall unit and a stainless sink with double drainer. There is space for a cooker, fridge and breakfast table. There is further storage under the stairs.

From the kitchen step down into the sitting/family room. This room is extremely spacious and has a high ceiling with cornicing and a picture rail. Large windows allow light to flood in. This room was a business premises many years ago.

The dining room has a beautiful fireplace, painted floorboards and dual aspect windows.



A staircase leads up to the first-floor landing, three double bedrooms and a bathroom.

The principal bedroom has a pretty period fireplace, fitted wardrobes and a further storage cupboard with a window. It benefits from dual aspect windows overlooking the garden.

Bedroom 2 is a double room with fitted wardrobes and a cupboard housing the Worcester boiler. The window overlooks Granville Street.

Bedroom 3 is a double room with fitted wardrobes and a window overlooking the garden.

The bathroom is an unusual triangular shape which adds character to the room. It has a white suite comprising of a bath, pedestal wash hand basin and w.c.

Outside, all of the gardens and grounds are at the front aspect. The property has a gated entrance and a driveway leading through the garden to a garage and 2-bay carport.



The garage has double doors and a separate cloakroom at the rear. There is a pedestrian door inside the garage opening into the main house.

Next to the garage is a 2-bay carport with a storage room at the edge.

The gardens would benefit from some maintenance. The garden backs directly on to the A40.

Agents Note

The property has a flying freehold.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.
Mill House is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.



Services

Mill House benefits from mains gas, water, electric and drainage.

Fixtures & Fittings

All fixtures and fittings in Mill House are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion

Sale Method

The Property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

Viewings

Strictly by appointment with Powells – 01600 714140.

Directions

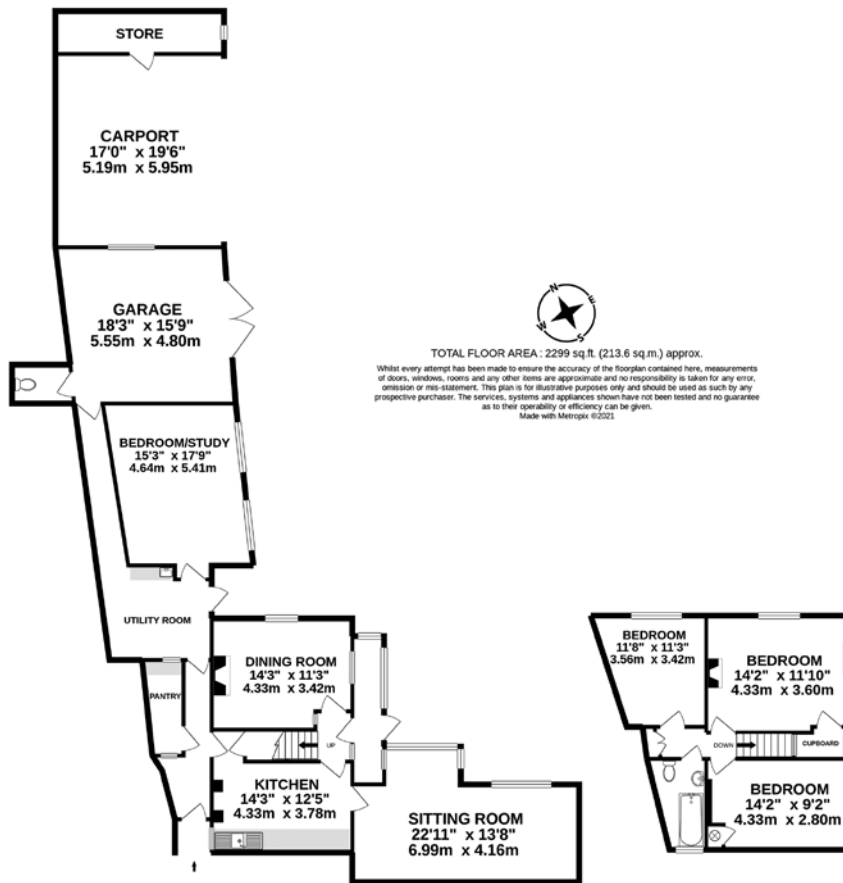
From Monnow Street proceed along Priory Street until you reach the traffic lights. Turn right, then stay left into St James Square. Turn left towards Monmouth Comprehensive School but turn immediately right at The Nags Head public house and into Granville Street. The property can be found on the left via our for sale board.



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Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



POWELLS
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