



MIN-Y-NANT

WHITEBROOK | MONMOUTH | MONMOUTHSHIRE



MIN-Y-NANT

WHITEBROOK | MONMOUTH | MONMOUTHSHIRE | NP25 4TT

MIN-Y-NANT IS LOCATED IN AN IDYLIC AND PICTURESQUE LOCATION NESTLED AMONG MATURE TREES AND A MAGNIFICENT BABBLING STREAM. IT FEELS SECLUDED BUT IS WITHIN WALKING DISTANCE OF THE WHITEBROOK, A MICHELIN STAR RESTAURANT AND IS JUST A SHORT DRIVE FROM MONMOUTH TOWN CENTRE. THERE ARE 4/5 BEDROOMS, 2 WITH EN-SUITES, FOUR RECEPTION ROOMS AND A SUPERB KITCHEN WITH AN AGA. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN.

- Formerly two mill workers cottages, extended and renovated previously to create one delightful family home •
- An abundance of character features including exposed stone walls, fireplaces, window shutters and modern features •
- Underfloor heating to the reception area, family bathroom and en-suite shower room •
 - Farmhouse kitchen with an Aga and superb dining area •
 - Four / five double bedrooms and three bathrooms •
- Gated entrance, double garage and an ample off-road parking area •
 - The total plot measures in excess of 1 acre in total •
 - Secluded location surrounded by woodland with a stream •
- Walking distance to The Whitebrook a Michelin star restaurant with rooms •
 - For sale with no onward chain •

Monmouth 6.6 miles • Raglan 10.5 miles • Chepstow 11.7 miles
Abergavenny 20.0 miles • Newport 27.9 miles • Bristol 28.3 miles •
Cardiff 40.4 miles • London 134.9 miles • Bristol Airport 36.5 miles
Cardiff Airport 53.6 miles • Birmingham Airport 83.7 miles • Abergavenny
Train Station 19.0 miles • Chepstow Train Station 19.0 miles • Bristol
Parkway Station 23.5 miles • Newport Train Station 27.6 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

Min-Y-Nant enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the A40 from Monmouth. Whitebrook is famous for its paper mill industry that thrived during the 1700's and 1800's. Many of the original buildings have now been converted into family homes including Min-Y-Nant. There are many woodland walks in the area, one of which takes you through Trellech passing the Harold Stones and the beautiful Cleddon Falls. The Whitebrook, a Michelin star restaurant with rooms is located within walking distance of the property. The nearby village of Penallt offers a tennis club, cricket club and public house.

There are good connections to the main road network with the historic border town of Monmouth being just over 6 miles away. 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.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries.

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

Min-Y-Nant has a romantic history being part of the papermill trade back in the 18th century. The property dates back to approximately 1800's and was formerly two workers cottages that were later joined, extended and renovated to create one spacious and versatile family home. A feature of this property is an abundance of large windows throughout that allow as much light as physically possible to enter the property. Much of the ground floor is relatively open plan which makes it feel extremely spacious and airy.

The property does require some upgrading, but this would appeal to anyone looking to purchase a property where they can add their own design and flair over a period of time. The guide price reflects the work needed. Step inside through the entrance porch into a beautiful reception room with underfloor heating.





The main feature of this room is a beautiful stone fireplace and woodburning stove. Mandarin Stone tiles adorn the floor and an arch divides the main reception area and the kitchen and dining room.

The kitchen has a range of oak style base and wall units and granite effect worksurfaces. A Belfast sink is perfectly positioned under the window with a view of the stream. An electric Aga takes pride of place and is complimented by an electric oven and a 2 ring electric hob. There is an integral dishwasher and space for an American style fridge freezer. To the rear of the kitchen is a porch and door out to the rear garden. A breakfast bar naturally divides the kitchen and dining area. The dining area has polished wooden flooring, an attractive stone fireplace and a beautiful bay window and seat with a front aspect view. There is space for a table large enough to accommodate in the region of 12 people.

The utility room is accessed via an inner hallway with a pretty arched window allowing for a view of the garden. There are storage cupboards, space for white goods and a stable door to the front garden. Within the utility area is a separate cloakroom with w.c and wash hand basin.

A door from the kitchen opens into the sitting room. It has a delightful stone fireplace with a woodburning stove. There is a triple aspect outlook from three windows, one being a beautiful bay window to the front aspect. French doors open to the garden at the side allowing for wonderful views of the stream.

Open plan to the reception hall is a family room with French doors opening out to the rear garden. Stairs from the family room lead up to the first floor landing.

Upstairs the principal bedroom has a fitted wardrobe and dual aspect views over the stream. The en-suite bathroom has a white suite comprising of a bath, separate shower cubicle with waterfall shower head above and hand held shower, pedestal wash hand basin and w.c.

Bedroom 2 has a fitted wardrobe, two windows to the front aspect with window shutters and an en-suite shower room with underfloor heating. The en-suite shower room has a 'P' shaped shower cubicle, w.c, wash hand basin and vanity unit and a heated towel rail.

Bedroom 3 is spacious and has a large window overlooking the stream. The ambience is magical as the stream can be heard from the bedrooms as the location is peaceful.

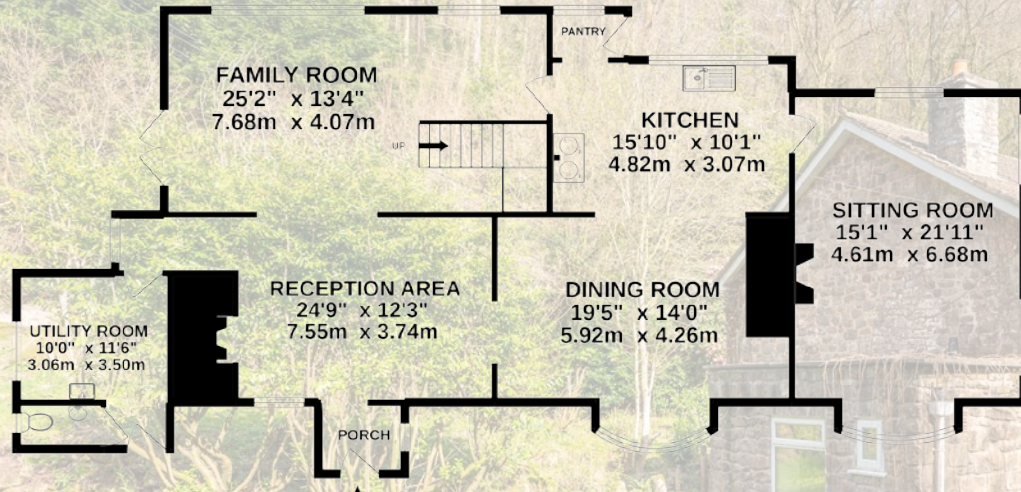
In order to access bedroom 4, you have to walk through bedroom 5. Bedroom 5 would make a superb dressing room to bedroom 4 or advice could be sought to add a corridor to separate the rooms. Bedroom 4 has fitted wardrobes.

The family bathroom has underfloor heating, a ball and claw bath, w.c, a separate shower cubicle with waterfall shower, wash hand basin and a heated towel rail.



FLOORPLAN

GROUND FLOOR
1750 sq.ft. (162.5 sq.m.) approx.



1ST FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 sq.m.) 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 ©2021



OUTSIDE

A five bar gate opens to a driveway that slopes down to a level parking and turning area and a double garage. There are various patio areas surrounding the property allowing for maximum enjoyment of the garden. The garden is mainly laid to lawn and is surrounded by mature trees making it feel secluded. A stream runs through the garden making it feel like a magical and tranquil haven. A bridge crosses the stream to a wooded area. The grounds and garden amount to approximately 1 acre.

KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage. The underfloor heating is electric.

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: I

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

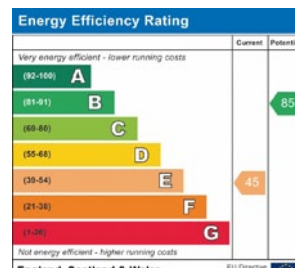
Directions: From Monmouth take the B4293 until reaching the left fork signposted to Penallt and Trellech. Take this turning and continue on this road until you reach the crossroads. Go straight on until you reach The Whitebrook restaurant. The property can be found after a short distance on the left.

Postcode: NP25 4TT



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140
Monmouth Email: enquiries@powellsrural.co.uk
NP25 5JA 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 a full information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2021