



MOORCROFT HOUSE

PENALLT | MONMOUTH | MONMOUTHSHIRE







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MOORCROFT HOUSE IS AN IMPRESSIVE, STONE PERIOD HOUSE BUILT IN APPROXIMATELY 1853. ITS IMPRESSIVE FAÇADE CAN BE FOUND AT THE END OF A LONG, SWEEPING, TREE LINED DRIVEWAY. THE WELL-PROPORTIONED AND SPACIOUS ACCOMMODATION IS SET OUT OVER FOUR FLOORS AND INCLUDES AN EXTENSIVE CELLAR COMPLEX.

APPROXIMATELY 8 ACRES OF LAND, A COLLECTION OF STONE OUTBUILDINGS AND A NATURAL POND COMPLETE WITH VIEWING PONTOON COMPLIMENT THE MAIN HOUSE.

A spacious five-bedroom period country house

Large entrance hall with open wooden staircase to the first floor

Country style kitchen with Aga and space for family dining table

Dining room with high ceiling, feature beams and fireplace

Utility room / secondary kitchen with access to cellar and ground floor w.c.

Extensive cellar with workshop area and wine store

Lounge with cosy seating area, feature fireplace and French doors out to the terrace

Five spacious bedrooms, one with en-suite and one having a dressing room

Three bathrooms in total

Entrance from the landing to bedroom/panelled study

Door to second floor attic rooms

Stone outbuilding currently split into boiler room, potting shed and garden store

Double garage and two stables with loft storage above

Beautiful paved front terrace, extending the width of the property, enjoying outstanding views over the surrounding countryside

8 acres of grounds offering a combination of formal and informal gardens. Comprising; mature trees and shrubbery, extensive open lawn areas, numerous seating areas, natural pond with viewing pontoon and planted borders

A section of the grounds, to the south west of the property is currently leased to Penallt Tennis club. This is surrounded by tall hedges to maintain the privacy of Moorcroft House

- Trellech 3.3 miles • Monmouth 4.4 miles • Chepstow 13.7 miles • Bristol 30.5 miles
- Cardiff 40.6 miles • Bristol Airport 40.2 miles • Cardiff Airport 50.3 miles
- Birmingham Airport 81.5 miles • Chepstow Train Station 14 miles
- Abergavenny Train Station 17 miles • Bristol Parkway Station 25.6 miles • Chepstow Train Station 14 miles • London 137 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

Moorcroft House enjoys a desirable position within the village of Penallt. A corner of the gardens at Moorcroft are leased to Penallt Tennis Club. The property is within walking distance of The Inn at Penallt and The Boat is just 1.7 miles away enjoying an elevated position over the River Wye. Penallt has a village hall which hosts a number of activities.

There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School 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.

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

Moorcroft House is a charming period country residence with traditional character accommodation throughout.

Step inside the stone porch at Moorcroft House and pull the cord to the original bell still ringing above the main house. The grand entrance hall has high ceilings, shallow walk-in bay windows and original Victorian radiators. The staircase is in a central position creating a natural divide between both sides of the entrance hall. The Parquet flooring found in the entrance Hall continues through into the lounge.

The lounge, formally two rooms is now a large L-shaped reception room boasting an open fireplace with wooden surround and stone hearth. Decorative cornicing adorns the ceiling and three windows let light flood the room. French doors open out on to the terrace to the front aspect.

The formal dining room has an open fireplace with ornate, carved wooden surround and mantel. A useful bespoke corner cabinet provides a handy space to keep the crockery out of sight. Exposed decorative ceiling beams add character to the room and large windows allow for views across the terrace and further far reaching views beyond the properties boundaries.

The kitchen has a range of country style base and wall units, a stainless steel one and a half sink and drainer and a pantry. Walk under an arch into the breakfast room complete with an Aga set into an original fireplace. A door from the kitchen opens into the rear porch where a further door provides access into the utility room.

Step down into the utility room / secondary kitchen having a range of both base and wall units, a stainless-steel sink and plenty of space for white goods. The utility room is big enough to house a preparation table. A w.c can be accessed from the utility room. Step down from the utility room and into the cellar. Moorcroft House has an extensive cellar complex comprising of three chambers. The first being set up as a workshop, the second a wine cellar and the third used for storage.

From the entrance hall a staircase leads to the first floor. The galleried landing has two shallow walk-in bay windows and four further windows letting light flood into the space. The staircase provides a natural divide between the two seating areas created within the landing space. From the landing a door opens to reveal a staircase leading up to the second floor, where various attic rooms can be found.



On the first floor various doors lead off. There are six double bedrooms and three bathrooms in total. The master bedroom has a feature panelled wall and a row of windows making this room bright and airy. The master bedroom also boasts fitted wardrobes and a dressing area next to its en-suite bathroom. The en-suite has a bath, a sink on a floating tiled shelf and a white w.c. Bedroom 2 has an original fireplace with decorative teal coloured tiles. Step down into a spacious dressing room. Bedroom 3 has stunning views over the side gardens and driveway. There are two further bedrooms.

The family bathroom has a coloured suite, a sink with vanity unit and a freestanding Victorian style heated towel rail. The shower room opposite bedroom 3 has a double shower cubicle, a sink and vanity unit, door to a separate w.c and a walk-in airing cupboard. A further bedroom currently used as a study with wooden wall and ceiling panelling is accessed from the landing. A door from this room previously provided access to the second floor. The doorway is now used as a storage facility.

OUTSIDE

There are approximately 8 acres of grounds and gardens at Moorcroft House. A tree lined sweeping gravelled driveway leads up to Moorcroft House with an ample off-road parking area for many vehicles. A five-bar gate opens out to a further paved off-road parking area in front of a garage and cobbled seating area. Adjoining the garage is a potting shed and stone storage facility. A latch door opens into a boiler room housing the Grant oil fired central heating boiler and having space for white goods.

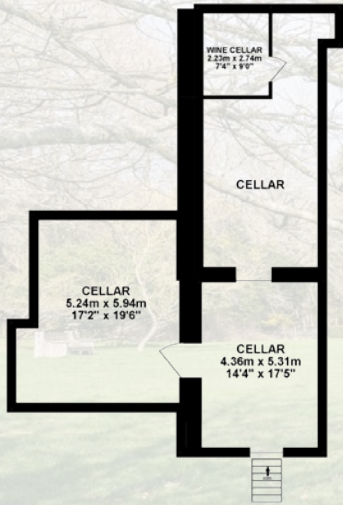
Behind the boiler room are two stables, one of which is currently being used as a log store. A pedestrian gate opens on to the front terrace where a part stone built Victorian style greenhouse can be found. The terrace has been extended by the current owners to create a large entertaining and seating area at the front of the property, ideal for al fresco dining during the summer months. From here far reaching views can be appreciated and enjoyed.

Steps from the terrace lead down to a well-manicured lawn and partial walled garden. Step down again to the bottom tier of the immaculately presented gardens. A path leads around to the rear of Moorcroft House where further lawned gardens can be found. An array of wild flowers and perennials adorn these gardens providing an ever-changing seasonal landscape. From the lawned gardens and tree with circular seat go under a pergola and across a bluebell wood to find a large natural pond. A viewing platform provides the perfect spot to enjoy the tranquil setting. An ornamental rockery borders the pond.

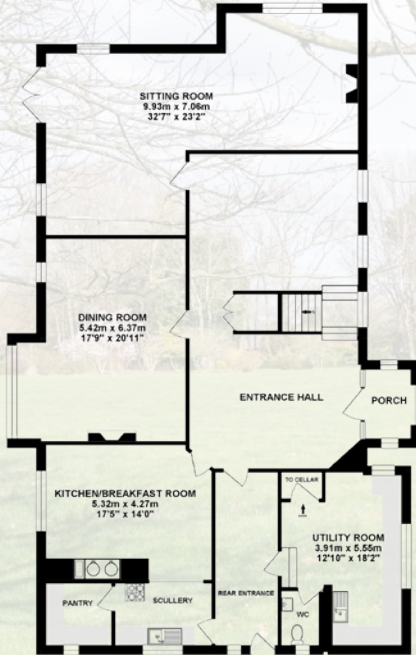


FLOORPLAN

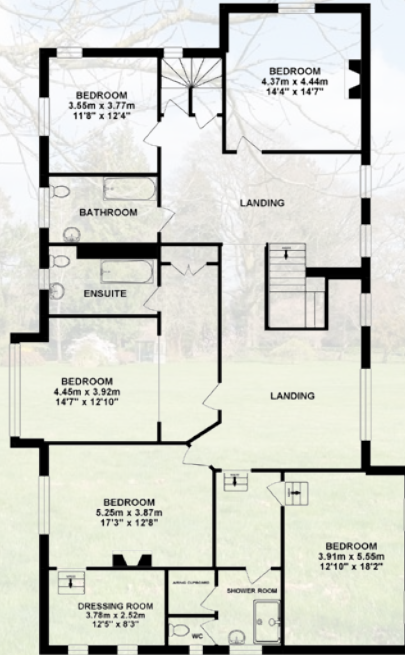
BASEMENT 84.68 sq. m.
(911.50 sq. ft.)



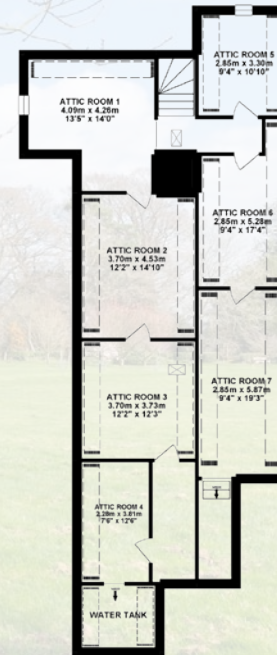
GROUND FLOOR 203.86 sq. m.
(2194.30 sq. ft.)



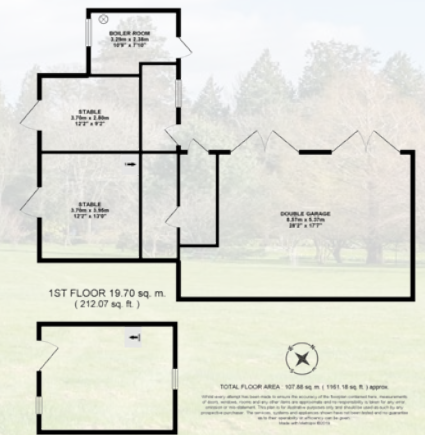
1ST FLOOR 199.52 sq. m.
(2147.64 sq. ft.)



LOFT SPACE 114.60 sq. m.
(1233.52 sq. ft.)



GROUND FLOOR 88.18 sq. m.
(949.11 sq. ft.)



A gap in the hedge near the pond provides access to a large flat lawn / paddock. A section of the grounds to the south west of the property are leased to Penallt Tennis Club. This is surrounded by tall hedges to maintain the privacy of Moorcroft House.

KEY INFORMATION

Services: Mains electricity and water, 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: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and stay on it until reaching the third left hand turning towards Penallt Tennis Club. The property will be found on the left immediately after Penallt Tennis Club.

Postcode: NP25 4AH

Powells Chartered Surveyors, Land and Estate Agents

Singleton Court Business Park

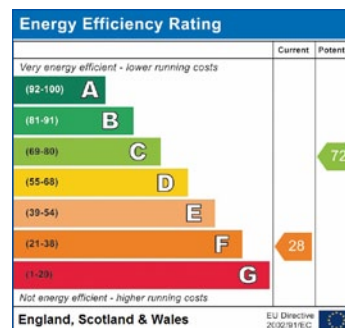
Monmouth

NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk



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