



OLD EBENEZER CHAPEL

TALYCOED | MONMOUTH



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OLD EBENEZER CHAPEL IS AN EXCEPTIONAL CHAPEL CONVERSION THAT HAS BEEN RESTORED TO CREATE A SUPERB FAMILY HOME OF AN EXTREMELY HIGH STANDARD, WITH NO EXPENSE SPARED. IN ADDITION TO THE MAIN DWELLING IS A ONE BEDROOM DETACHED COTTAGE AND A DETACHED GARDEN STUDIO. SURROUNDED BY GARDENS AND GROUNDS AMOUNTING TO OVER A THIRD OF AN ACRE WITH WONDERFUL COUNTRYSIDE VIEWS TO THE REAR ASPECT.

- Four double bedrooms and two bathrooms •
- Glorious, open plan bright and airy kitchen, dining and family room •
 - Detached studio with a wonderful view •
- Fully renovated, detached, one bedroom three storey cottage •
 - Beautiful garden and countryside views to the rear •
 - Gazebo and hot tub included •
 - Superb Internet speeds of up to 50mbps •
 - Ample off-road parking and storage facility •
- Just 3 miles from the prestigious Rolls of Monmouth Golf Club •

DISTANCES FROM OLD EBENEZER CHAPEL

Monmouth 7.1 miles • Abergavenny 9.1 miles

Hereford 21.4 miles • Newport 28.2 miles

Cardiff 39.1 miles • Bristol 48.9 miles • London 158.8 miles

Cardiff Airport 54.2 miles • Bristol Airport 54.3 miles

Birmingham Airport 85.5 miles • Abergavenny Train Station 8.9 miles

Hereford Train Station 21.7 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

Monmouth, located just 7.1 miles from Old Ebenezer Chapel boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. At The Hendre just 3.2 miles away from Old Ebenezer Chapel is the prestigious Rolls of Monmouth Golf Club.

Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 8.9 miles from the property.

Abergavenny being just circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

THE PROPERTY

Old Ebenezer Chapel is a three storey former chapel that has been lovingly converted by the current owners with exquisite attention to detail. No expense has been spared to create this impeccable home.

Step into the main entrance where Mandarin Stone flagstone flooring can be found underfoot, a theme found throughout much of the ground floor of the property. Within the entrance hall is a cloakroom and the staircase leading up to the first floor. A door opens into the main living area.

The open-plan kitchen, dining and family room will take your breath away. Your eyes will be immediately drawn to the bi-fold doors showcasing wonderful countryside views to the rear aspect. A seating area around a Jotul woodburning stove allows you to relax in front of the fire and take in the views. The bespoke kitchen was designed, and hand crafted by Mark Wareing who believes the kitchen is the heart of the home and although it should be a practical space it should be a room you want to spend time in. The hand crafted cabinets are painted with Farrow and Ball 'Railings' and wrap around a central island with an enormous Granite worktop. Integral to the island are a preparation sink and Qettle tap, dishwasher, 'hidden recycling bins' and bookshelves. Further integral appliances include a floor to ceiling fridge and freezer. The Belfast sink sits between Quartz worksurfaces and there is space for a Range style cooker.



A door from the kitchen opens into a utility room. There are a range of cupboards with Quartz worksurfaces, space for white goods, a stainless steel sink and a cupboard at the rear of the room housing the pressurised water system.

Stairs from the entrance hall lead up to three double bedrooms and a family bathroom on the first floor. The two bedrooms at the rear aspect both have Juliet balconies where wonderful views of the neighbouring fields can be appreciated. The third bedroom also has wonderful dual aspect views.

The family bathroom has electric underfloor heating as well as Victorian style radiators and comprises of a double ended ball and claw bathtub with freestanding taps, a w.c, wash hand basin and a shower cubicle with both waterfall and hand held showers.

Stairs from the first floor lead up to the principal bedroom suite located on the second floor. Solid oak is the theme in this room. The ceiling is vaulted and has solid oak A frames complimented by solid oak flooring, skirting boards and doors. The en-suite shower room complete with slipper bath, separate shower cubicle, w.c and wash hand basin sits between two walk in wardrobes. Velux windows allow for delightful views across the local fields and countryside.

DETACHED STUDIO

Sitting at the edge of the vast terrace is a detached, cedar clad studio. Inside, Mandarin Stone flagstones cover the floor, matching those in the main house. A Murphy bed with matching drawers either side can be lowered down allowing the room to be used as a guest bedroom if required. There is a shower room with shower cubicle, wash hand basin and w.c. Outside, a deck wraps around the front creating a seating area outside where wonderful views can be enjoyed.

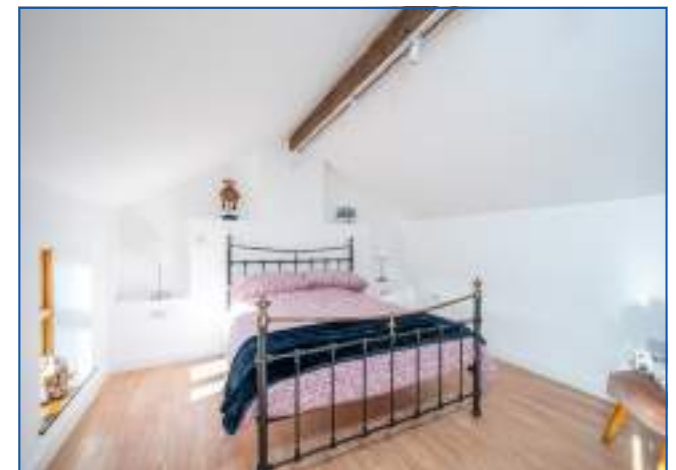
EBENEZER COTTAGE

A one bedroom, detached, three storey cottages has been renovated to a high standard by the current owners. Enter the property on the lower ground floor into the kitchen with a shower room at the rear. Stairs from the kitchen area lead up to a sitting room on the first floor and a cloakroom. Further stairs lead up to the bedroom on the second floor. Wonderful views to the rear aspect can be appreciated from the cottage.

OUTSIDE

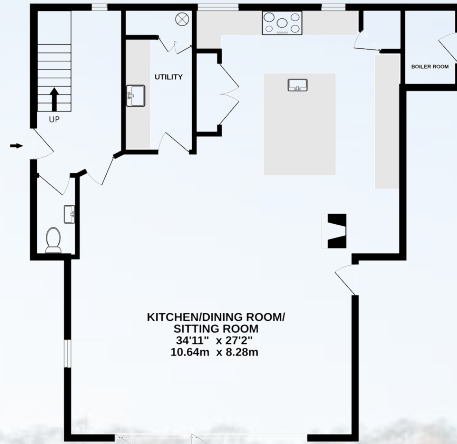
The gardens at Old Ebenezer Chapel have been beautifully landscaped. They amount to approximately a third of an acre and are reasonably low maintenance with most of the garden being an enormous terrace with designated areas for al-fresco dining, entertaining guests, raised beds for growing vegetables and an aluminium gazebo complete with hot tub underneath. The superb countryside views can be appreciated from the garden and hot tub.

There is plenty of off-road parking within the grounds and a storage facility large enough to house a car.

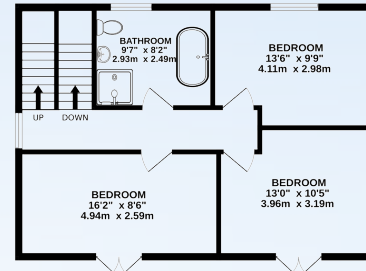


OLD EBENEZER CHAPEL

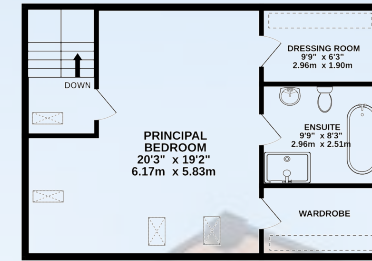
GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



2ND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



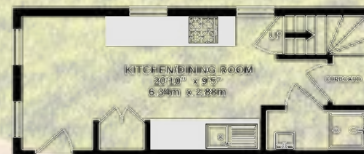
TOTAL FLOOR AREA : 2440 sq.ft. (226.7 sq.m.) approx.

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.
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EBENEZER COTTAGE AND STUDIO

1ST FLOOR COTTAGE
611 sq.ft. (56.6 sq.m.) approx.



COTTAGE LOWER BUILDING
222 sq.ft. (20.6 sq.m.) approx.



COTTAGE & OUTBUILDING
245 sq.ft. (22.7 sq.m.) approx.

COTTAGE AND OUTBUILDING

TOTAL FLOOR AREA : 1301 sq.ft. (121.4 sq.m.) approx.

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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage (sewage treatment plant).

Tenure: Freehold

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: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 6.5 miles passing through The Hendre. The property will be on your left.

Postcode: NP25 5HR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		