



# THE FORGE

THE HENDRE | MONMOUTH | MONMOUTHSHIRE





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THE FORGE IS AN ATTRACTIVE FOUR BEDROOM DETACHED HOME, TUCKED AWAY FROM THE MAIN ROAD SURROUNDED BY ITS OWN GARDENS AND GROUNDS. THE PROPERTY IS BEAUTIFULLY PRESENTED WITH AN OPEN PLAN KITCHEN, LIVING AND DINING AREA AND BENEFITS FROM A GROUND FLOOR BEDROOM AND WET ROOM. THE GARDENS AND GROUNDS MEASURE APPROXIMATELY A QUARTER OF AN ACRE IN TOTAL AND WITHIN THE GROUNDS IS A SEPARATE, SPACIOUS STUDIO.

- Pretty 4 bedroom detached home •
- Spacious, open plan, kitchen dining and family room with a contemporary gas stove •
- Ground floor bedroom and wet room •
- Attractive gardens measuring 0.26 of an acre •
- A wonderful outlook across neighbouring woodland and field •
- Spacious garden studio ideal for working from home or hobby room •
- Ample off-road parking •
- Located within walking distance of The Rolls of Monmouth Golf Club •

Monmouth 4.4 miles • Abergavenny 11.4 miles • Hereford 20.7 miles  
Newport 23.5 miles • Cardiff 34.6 miles • Bristol 36.6 miles  
London 151.1 miles • Bristol Airport 49.2 miles  
Cardiff Airport 49.7 miles • Birmingham Airport 81.6 miles  
Abergavenny Train Station 11.2 miles  
Hereford Train Station 21.2 miles • Newport Train Station 23.5 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

The Forge is located within walking distance of the prestigious Rolls of Monmouth Golf Club, not only offering golf membership but also amenities such as a bar and café, open to both members and non-members.

Monmouth, located just 4.4 miles away from The Forge 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. There is also a weekly market. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within the Ross-on-Wye region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park located to the north of Abergavenny.

## THE PROPERTY

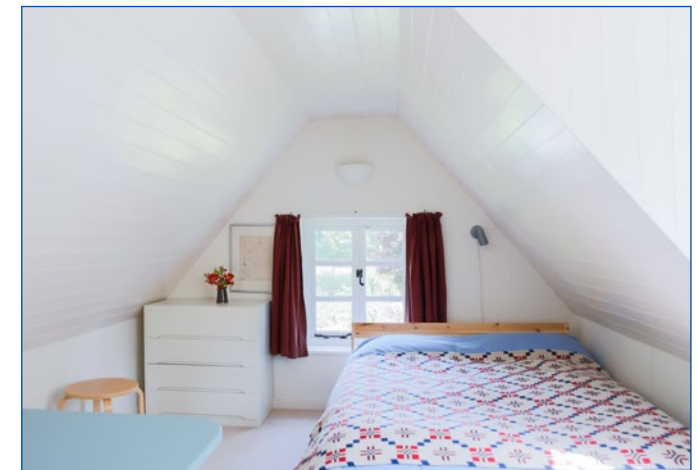
The Forge, as its name suggests is a former working forge with remnants of its past use still being visible in the garden today. The property has been a well-loved home for many years.

Step through the stable door and into the main living area. This room is light and airy due to whitewashed stone walls, a feature found throughout much of the property. Four dual aspect windows, all with shutters and glazed doors allowing light to flow through. The main focal point of the room is a fireplace with a modern gas stove sitting on a slate hearth. A stone wall with inset shelving provides a partial divide from the kitchen and dining area. Wide openings either side of the wall lead into the kitchen.

The kitchen has a range of base and wall cabinets, a sink underneath a window with deep timber sill, Electrolux oven and an electric four ring hob. Integral appliances include a dishwasher and a undercounter fridge and freezer. Across the ceiling are traditional, exposed timber beams and bi-fold doors open out to a patio at the front aspect. Tucked away behind the kitchen is a superb utility area / boot room.

A latch door opens into the utility area / boot room. It is an extremely handy area and has plenty of space for general storage, hanging coats and storing shoes. There is also space for a washing machine.

Internal French doors from the main living area open into the rear lobby. External doors open out to the deck wrapping around the rear of the property and an internal door leads to the ground floor bedroom.







The ground floor bedroom has fitted wardrobes and French doors opening out to the decking overlooking the garden.

Three latch doors within the rear lobby reveal the ground floor wet room, a storage cupboard and a winding staircase leading up to a first floor bedroom. This bedroom has dual aspect windows displaying a view of the corner of the neighbouring field and woodland. This bedroom does have some restricted head height.

A spiral staircase in the main living area leads up to the first-floor landing. At the top of the landing doors lead to two further bedrooms and the main bathroom.

The principal bedroom is simply stunning with wide polished floorboards, a vaulted ceiling with exposed A frame and a triple aspect outlook via a beautiful box bay window to the front and two further windows to the side and rear.

Across the landing is a further bedroom with two high level windows and a Velux window making it very bright and airy and sliding doors reveal a storage area.

Between the two bedrooms is a small bathroom comprising of a bath, wall mounted wash hand basin and a w.c.

## OUTSIDE

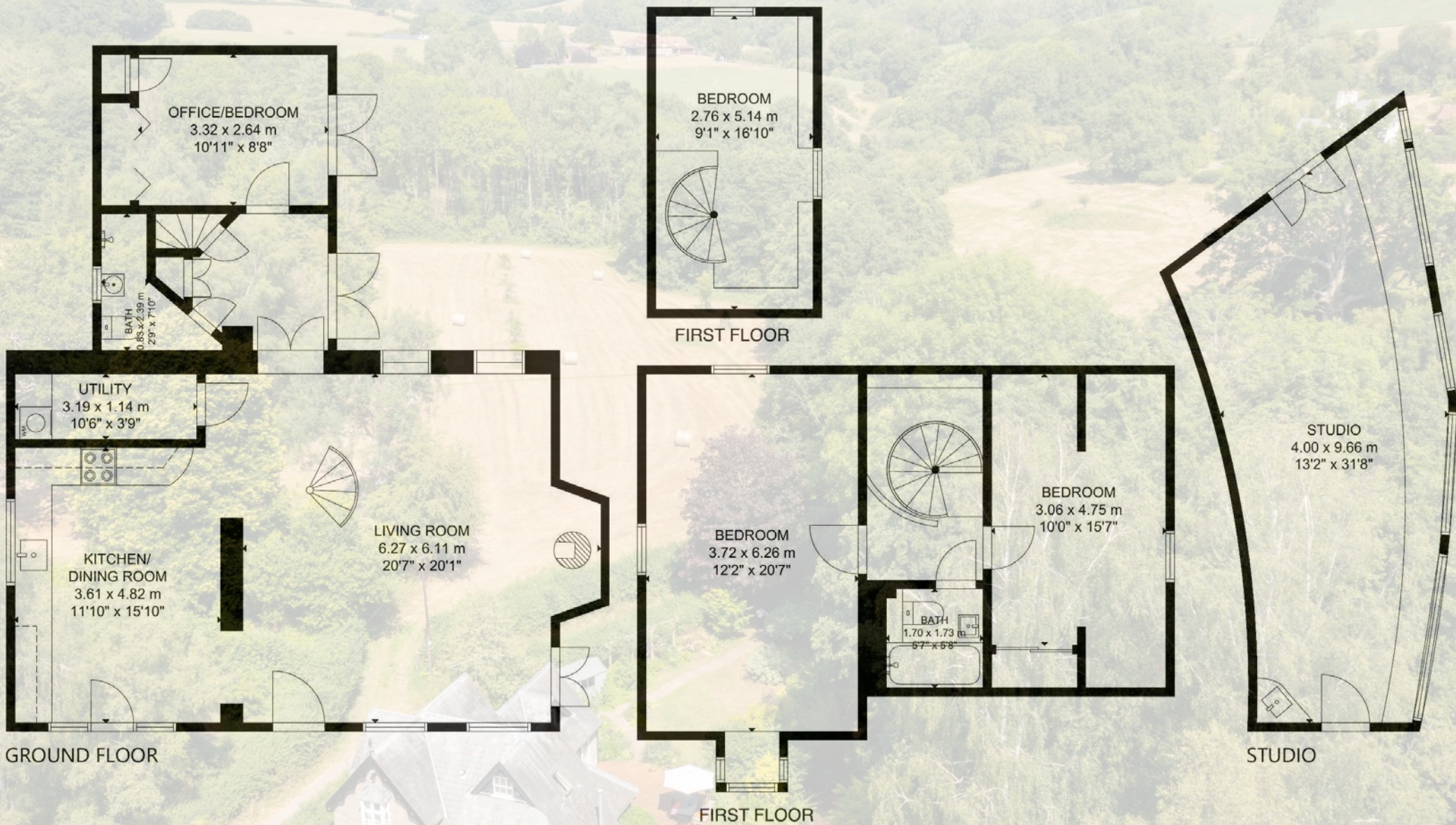
The property is set back from the main road and accessed via a country lane. The main entrance offers ample off-road parking for several vehicles. The parking area is separated from the front garden by a trellis, behind the trellis are the remnants of the former forge. There is a patio to the front aspect as well as a deck to the rear so you can follow the sun around the property at different times of the day.

White roses and a grape vine are entwined around the deck, which wraps around the rear of the property. It is a beautiful place to sit and while away the summer months. The rear garden is mainly laid to lawn and has a plethora of colourful flowering plants to include a Japanese Maple and many Evergreens with a stream running along the edge of the eastern boundary.

Within the grounds of The Forge is a superb light and airy studio measuring 4m x 9.66m. This must be viewed for it to be fully appreciated. The studio has a curved wall encapsulating six windows offering a view across the stream towards the neighbouring woodland, garden and field. Four skylights let light flood in from above. This room could offer a multitude of uses to include a work from home office, hobby room, therapy room, artist studio, workshop and many more.



# FLOORPLAN



GROSS INTERNAL AREA  
 TOTAL: 149 m<sup>2</sup>/1,609 sq ft  
 GROUND FLOOR: 81 m<sup>2</sup>/877 sq ft, SECOND FLOOR: 68 m<sup>2</sup>/732 sq ft  
 EXCLUDED AREA: STUDIO: 35 m<sup>2</sup>/375 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## KEY INFORMATION

**Services:** Mains water, electricity, oil fired central heating and septic tank.

**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 Monmouth proceed along Rockfield Road. Continue on the B4233, go around the S bends and continue for approximately 1.5 miles. Turn right immediately after the entrance to The Rolls of Monmouth Golf Club onto Llanvolda Road and the property will be found after a very short distance on the right.

**Postcode:** NP25 5HG



W3W: trials.craziest.domestic

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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