



The Willows

St Maughans, Monmouth, Monmouthshire NP25 5QQ

A beautifully presented, light and airy 3/4 bedroom detached single storey home having a stylish, modern and contemporary extension with exceptional views.

- Spacious and versatile accommodation • Large picture windows with stunning views •
 - Great accessibility to South West/South Wales •
- Open Plan Kitchen and Family Room with vaulted ceiling • Total Plot 3.29 acres •
 - Steel Portal Agricultural Shed •



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Situated in the highly desirable village of St Maughans, The Willows offers extended, modern and contemporary single storey living with outstanding panoramic views across the local fields and countryside.

The total plot measures approximately 3.29 acres comprising of circa half an acre of landscaped gardens, ample off-road parking, double garage with Hobby Room, an orchard, several paddocks, a field shelter and a large Steel-Portal Agricultural shed.

This is a superb opportunity to own a stylish home in a rural setting. The property is subject to an Agricultural Occupancy Condition.

Location & Situation

There are excellent 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, Cross Ash 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. The nearest Public House to The Willows is The Bell at Skenfrith located approximately 2.5 miles away.

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 and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

- Monmouth – 4.8 miles
- Abergavenny – 18.5 miles
- Hereford – 18.5 miles
- Chepstow – 20.1 miles
- Cardiff – 41.8 miles
- Bristol City Centre – 33 miles
- Bath – 49.3 miles

- Bristol Airport – 54.5 miles
- Cardiff Airport – 54.6 miles
- Birmingham Airport – 81.9 miles

- Abergavenny Train Station – 15.5 miles
- Lydney Train Station – 18.8 miles
- Bristol Parkway Train Station – 31.9 miles



The Willows Residence

The Willows is an attractive single storey home having undergone a facelift over several years with a stunning new wing completed in 2015. The entrance is split into three sections, a practical bright and airy Entrance Hall, spacious Boot Room and W.C.

The Kitchen/Dining/Family Room certainly has the 'wow factor'. This was added in 2015 creating a vaulted open plan space with large picture windows encapsulating outstanding views across the local fields and countryside. The Kitchen has a range of Light Oak units, twin Belfast sinks and built in appliances to include an electric double oven, five ring gas hob and dishwasher. The Family Room has a corner picture window and sliding doors opening on to a raised patio. The large windows allow light to flood into the property and they frame the views perfectly. The wood burning stove sits on a Mandarin Stone slate slab, it is both practical and a focal feature in the room. The Dining area is behind the Kitchen and has a picture window with jaw-dropping views across the Herefordshire border.

The former entrance hall now provides a light and bright space bridging the gap between the main living areas and bedrooms.

The Lounge is currently being used as a Master Bedroom and snug, it has superb dual aspect views across the Welsh and Herefordshire border.



There are three further double bedrooms, two having fitted wardrobes and double aspect outlooks. The second bedroom has a view of the front gardens naturally framed by the Wisteria growing outside the window. The largest of these bedrooms is currently being used as a study.

The Bathroom has a Jasper Morrison bath and separate shower cubicle with both a waterfall style shower and hand held shower. Mandarin Stone Tumbled Travertine has been used for both the wall and floor tiling giving the room a natural classical look. A back lit mirror sits above the contemporary wash hand basin.

Outside, The Willows enjoys a superb position being the only property on the lefthand side of the lane. Once through the gated entrance there is a large gravelled drive and turning area. The double garage has electric roller doors and to the rear of the garage is a 'Hobby Room' with a pleasant outlook across the paddocks and fields. An open car port is well placed next to the garage. It is large enough to accommodate a caravan or mobile home. The oil tank is located behind the garage, the boiler is also located outside of the property near the front patio.



The landscaped gardens surrounding The Willows are well established with a variety of plants and shrubs. On the front lawn is a beautiful Willow tree. To the rear are two stylish seating areas created using railway sleepers. They make an ideal spot for Al Fresco dining as they overlook the tranquil pond.

The Orchard has a variety of fruiting trees to include Apple, Pear, Cherry and Damson. The current owners keep chickens in the orchard.

There is a productive vegetable produce area with raised beds and a greenhouse currently housing impressive aubergines and chilli plants.

The rest of the land is split into various paddocks. A public footpath crosses part of this land. There is water available at various points outside. A useful Steel Portal-Framed Agricultural Shed with power and lighting sits within one of the paddocks. There is also a field shelter.

Agents Note

There are solar panels on the roof of The Willows. The current owners are happy to pass on the benefits generated by the solar panels to the new owners.



Agricultural Occupancy Condition (AOC)

It is understood The Willows is subject to an Agricultural Occupancy Condition which is attached to the planning consent for the property. It is up to any interested parties to undertake their own enquiries to assess whether they satisfy this condition.

The AOC is believed to be defined as follows; 'The occupation or proposed dwelling shall be limited to a person employed or last employed locally in agriculture as defined in section 290 of The Town and Country Planning Act 1971'.

Services

The Willows benefits from oil fired central heating, mains water and private drainage.

Fixtures & Fittings

All fixtures and fittings at The Willows are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.
The property is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

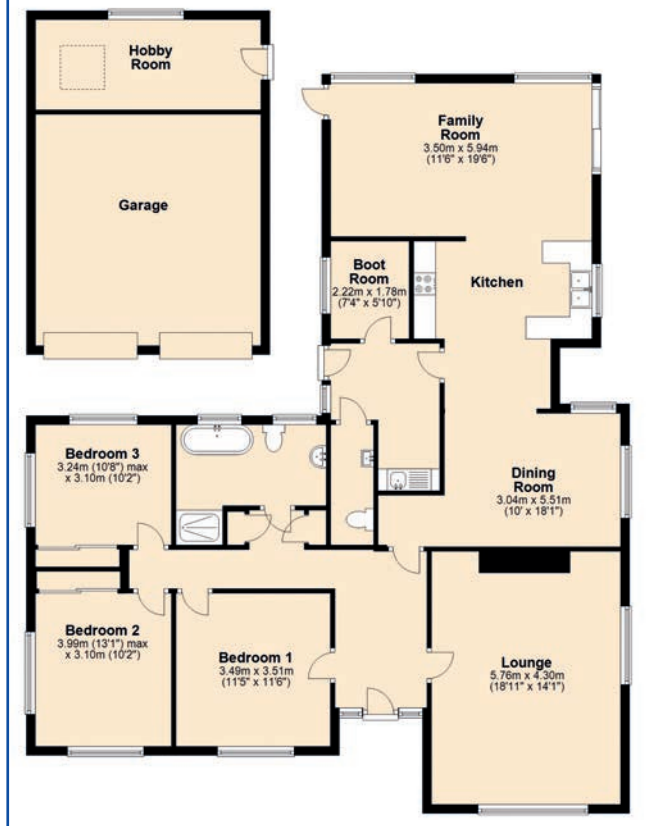
The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.



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Floor Plan



Directions

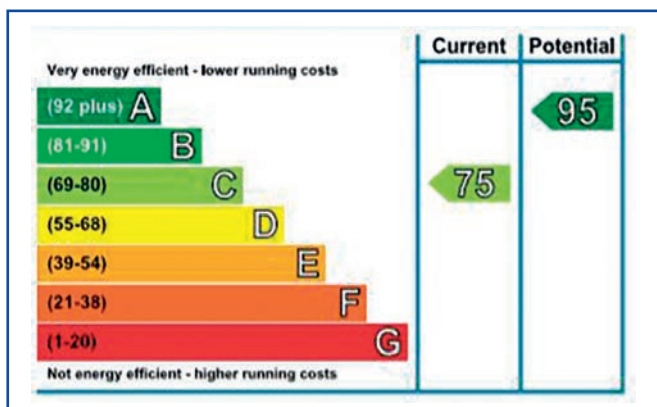
From the Shell Garage at Monmouth take the first exit heading down Cinderhill Street towards Rockfield. Take the second exit at the mini roundabout after The Jewel Balti Indian restaurant at the end of Drybridge Street on to Rockfield Road. Continue to the next roundabout taking the second exit staying on the Rockfield Road. Continue along the B4233 until you see the red telephone box, at the telephone box take the right hand fork on to the B4347. Continue along this road until you see the signposts for Maypole and St Maughans. Take the exit right and continue on this road passing through Maypole. Just after the red telephone box, continue around the bend to the right passing a pink house on your righthand side. Keep going until you reach the sign for Trigate Bridge. You must exit right here, continue down the road where you will find The Willows on the lefthand side.

PLEASE BE AWARE YOUR SAT NAV MAY TAKE YOU PAST THE TURNING FOR TRIGATE BRIDGE.

Viewings

Viewings are strictly by appointment with the selling agent. Please contact Powells: 01600 714140.

Energy Performance Certificate Rating



Singleton Court Business Park, Monmouth, NP25 5JA

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