



The Old Post Office

Penallt, Monmouth,
Monmouthshire NP25 4AH

A spacious three bedroom character property in need of modernisation, with development plot for an additional four bedroom village property.

- Detached three bedroom property on outskirts of Penallt village •
 - Great accessibility to South West/South Wales •
- Building plot with consent for four bedroom residential dwelling •
 - Also offered for sale as separate lots •



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Situated on the outskirts of the sought after village of Penallt, near Monmouth, The Old Post Office offers spacious accommodation with potential to improve and extend (STPP).

The property benefits from a development plot with residential consent granted for the erection of a four bedroom village property. Both properties are set to retain good size plots and benefit from garage space.

Monmouth - 4.5 miles • Abergavenny - 21 miles
Newport - 28 miles • Bristol - 31 miles

Location & Situation

The Old Post Office enjoys a desirable position on the outskirts of the village of Penallt, which benefits from two public houses 'The Inn at Penallt' & 'The Boat' and a village hall, which hosts a number of activities during the week. See www.penallt.org.uk for further details.

There are excellent connections to the main road network with the historic border town of Monmouth being only four and a half miles away. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

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. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.



The Old Post Office Residence

The detached cottage is set out over two storeys, briefly described below;

Front Entrance Porch Entered from half glazed wooden front door, double glazed windows to front and side elevations, obscured glass panel door to;

Dining Room Feature stone wall, double glazed window to front elevation, open plan to Kitchen, access to;

Sitting Room Step up from Dining Room, two double glazed windows to front elevation, feature fireplace with stone shelves and slate hearth. Shelving to either side of chimney breast, inset arched shelving in wall where doorway previously entered from Rear Hall.

Morning Room Entered from Dining Room, small step up, double glazed window to front elevation, French doors to side elevation, door to;

Rear Utility Double glazed window to rear elevation, boiler, loft hatch, plumbing for washing machine, wooden door to rear and internal door to;

Cloakroom Frosted double glazed window to rear, WC & Basin.

Kitchen Open plan from Dining Room, matching fitted wall and base units, built in electric cooker, hob, microwave & fridge, space for dishwasher. Double glazed window to rear elevation. Door to;

Rear Hallway Under stairs storage, door which can connect to Sitting Room if desired, double glazed window to side elevation, half glazed wooden door to Rear Porch. Staircase to first floor accommodation.

Rear Porch Built in cupboards, double glazed window to rear elevation, part glazed wooden door to rear.

Landing Large and light, double glazed window to rear elevation, with access to;

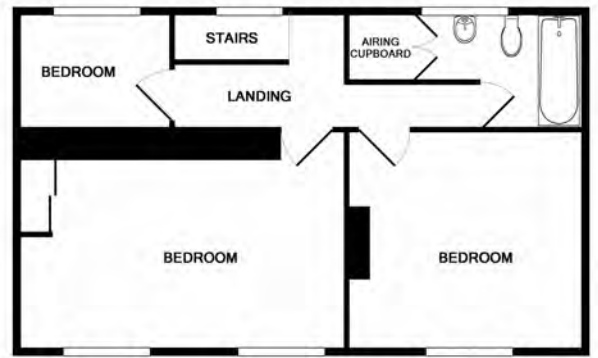
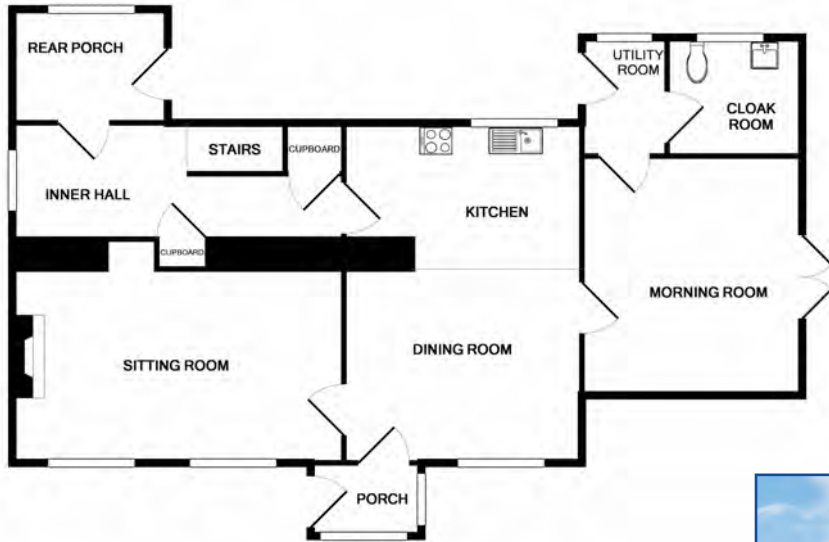
Bedroom One Two double glazed windows to front elevation, built in wardrobe, originally two rooms with access from landing.

Bedroom Two Double glazed window to front elevation, loft access.

Bedroom Three Double glazed window to rear elevation.

Family Bathroom Double glazed window to rear, built in storage, three piece suite with electric shower over bath, heated towel rail, extractor fan.

The Old Post Office Floorplan



The Old Post Office Gardens & Workshop

The Old Post office is entered from the council lane to a good sized tarmacadam driveway, with parking for a number of vehicles. Steps from the driveway to a pathway lead to the Front Entrance Porch. There are large lawned gardens to the front, bordered by a stone wall and with a mature shrub border.

To the rear of the property there are steps down to the Rear Porch, with a good sized paved area. The Workshop is found to the rear of the driveway with an 'up and over' garage door giving access. Internally the garage is currently used as a Workshop, with extensive space. This has potential for a variety of different uses, STPP.



To the rear of the Workshop is a covered work area, with concrete flooring, ideal for storage or as an all-weather seating area. This looks over a private area of garden, surrounded by mature hedges and trees, with various planting beds. The Old Post Office is set to retain good sized gardens alongside the new build property.

Development Plot - Proposed New Dwelling

To the Eastern elevation of The Old Post Office is a building plot with full planning permission for the erection of a four bedroom residential dwelling. This is to be in a traditional village style to be in keeping with the surrounding dwellings.

The full plans are registered with Monmouthshire County Council Planning Department under DC/2008/00370. The dwelling is set to benefit from an independent access from the council highway and good size gardens to the rear. To the front of the property will be a parking area for several vehicles and an attached double garage.

Internally the property will comprise; Entrance Hallway, Dining Room, Kitchen, Utility, Cloakroom, Study, Sitting Room, Master Bedroom with En Suite, three further Bedrooms and a Family Bathroom. The property will command a sought after edge of village position.

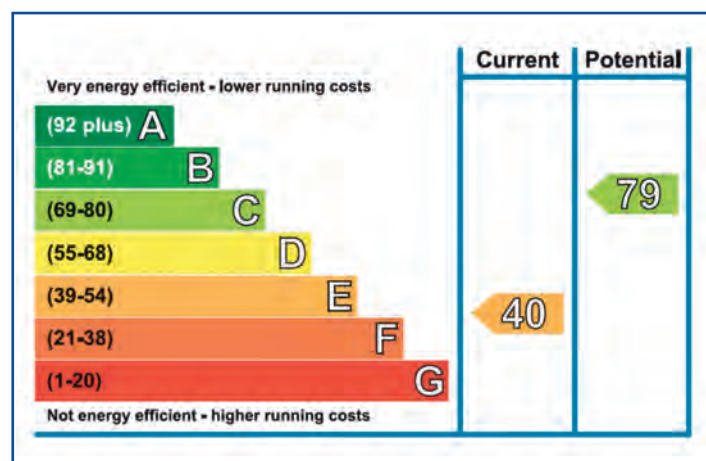


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Energy Performance Certificate Rating



Services

The Old Post Office benefits from oil fired central heating, mains water & private drainage.

Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council.

The Old Post Office is classified as Band G for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

Directions

From Monmouth take the B4293 and proceed towards Mitchel Troy, after about 1 mile the road with fork to the left, signposted towards 'Trelleck'.

Continue to wind up the hill until the first left hand turning signposted 'Penallt', take this road and follow it up the hill.

Take the third left hand turning towards Penallt Tennis Club and the property will be found on your left after a short distance as denoted by our For Sale Board.

Postcode: NP25 4AH

Viewings

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



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