



Whispers

Penallt, Monmouth

Monmouthshire NP25 4SP

A beautifully presented, spacious and versatile single storey family home with 5 bedrooms. Situated on the edge of a cul-de-sac, on a corner plot measuring in total approximately 1.8 acres.

- Light and airy lounge with multi-fuel stove • Open plan kitchen and dining room •
- Two bedrooms with en-suite • Detached double garage and workshop •
- Gardens in excess of half an acre plus a field measuring approximately 1.2 acres •
- Solar panels •



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Whispers

Penallt, Monmouth, Monmouthshire NP25 4SP

Whispers is an extended, light, bright and airy five bedroom, detached single storey family home. It has a beautifully presented modern interior, boasts two en-suite bedrooms and a spacious, open-plan kitchen and dining room. Bi-fold doors open out on to delightful, well-maintained gardens surrounding the property.

Whispers also has a field attached to the gardens bringing the total plot to approximately 1.8 acres.

Location & Situation

Whispers enjoys a desirable position within the village of Penallt at the beginning of a popular cul-de-sac. There is a bus stop and post box opposite the property. Penallt Tennis Club is located within the village. The property is within walking distance of The Inn at Penallt and The Boat is just 1.4 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.

Approximate Distances from Whispers

• Monmouth	4.6 miles
• Chepstow	14.1 miles
• Abergavenny	18.1 miles
• Bristol	30 miles
• Cardiff	38.5 miles
• Bath	43.3 miles
• Bristol Airport	39.9 miles
• Cardiff Airport	51.8 miles
• Birmingham Airport	84.9 miles
• Chepstow Train Station	14.4 miles
• Abergavenny Train Station	17.1 miles



Whispers Residence

Whispers is a superb family home having been previously extended to create an extra reception room to an already spacious family home.

The entrance hall is a welcoming, bright and airy space with engineered wood flooring, a theme continuing through much of the property. The entrance hall provides a natural divide between the bedroom wing and main living areas.

The kitchen and dining room certainly has the 'wow factor' with a modern and contemporary open plan design centrally located within the property. It has a range of cream base and wall units, solid Beech worksurfaces, stainless steel one and a half sink and drainer, built in microwave oven, space for a Range style cooker, fridge freezer and dishwasher. Bi-fold doors and large windows allow light to flood the space. The Bi-fold doors open out on to a decked al fresco dining area. The utility room is conveniently located next to the kitchen. There is space for plenty of white goods, the washing machine and it has a bespoke integral wine rack.

A glazed internal Salerno door opens into the lounge. The lounge has a central feature fireplace with multi-fuel stove on a tiled hearth. Either side of the fireplace are bespoke handy storage cupboards and display shelving. Two large windows make the lounge a well-lit and sunny room.

The second reception room has had a variety of uses over the years to include a play room, gym, gaming room and guest bedroom. This room also has two large windows letting light illuminate the space and a feature mirrored wall.



At the far end of the bedroom wing is a generous master bedroom suite with walk in wardrobe and fitted wardrobes with sliding mirrored doors. Dual aspect windows allow light to flood the room and French doors open out to the rear garden. The en-suite wet room has a white suite to include a bath, separate shower cubicle with glass door, waterfall shower and hand-held shower and body jets. A white closed coupled w.c, sink and vanity unit with soft close drawer and heated towel rail complete the room. Bedroom 2 also has an en-suite shower room with natural stone style wall tiles and a white suite comprising of a corner shower cubicle with electric Mira shower, close coupled w.c and a modern and contemporary sink on top of a vanity unit with soft close drawer and a no touch, infrared mirror with lights over. Bedrooms 3 and 4 are both double rooms and have fitted wardrobes and a view over the rear garden. Bedroom 5 is a single room currently used as an office. It has fitted wardrobes and office furniture. The family bathroom has a walk-in shower with waterfall shower over, a w.c and wash hand basin combination vanity unit and a heated towel rail.



Outside

Whispers is situated on a corner plot at the entrance of a popular cul-de-sac close to a bus stop, post box, tennis club and public house. A long tarmac driveway, leading to a detached double garage and workshop provides ample off-road parking for many vehicles. This area has automatic flood lights installed so it lights up the front of the property during the Winter months. The double garage has an electric up and over door and a workshop has been partitioned off internally at the rear. There is a door at the rear of the garage providing side access. Behind the garage is a handy timber shed and a log store.

The rest of the gardens at the front of the property are mainly laid to lawn with an ornamental rockery having pride of place at the front boundary. A pedestrian gate opens on to a gravelled side garden providing a great spot for drying the laundry. The gravelled garden continues around to the rear of the property and leads on to a decked entertaining space outside of the bi-fold doors from the kitchen. Timber steps lead up to a further decked alfresco dining area. The rest of the rear gardens are mainly laid to lawn and enclosed with some stone walling and hedging. The boiler can be found at the rear of Whispers along with the oil tank. The gardens surrounding the main house measure approximately half an acre. Behind the garden is a field, accessed via a five-bar gate. The field measures approximately 1.2 acres and benefits from having a delightful Shepherds hut. There are solar panels on the roof of the property that generate an income for the current owners. The benefits of the solar panels will be passed on to the purchasers of Whispers.



Agents Note:

A development clawback will be included in the sale contract for the 1.2 acre field behind Whispers to capture 50% of any uplift in value, applicable for a period of 15 years from and including the date of 30th April 2018. Please contact us if you require further information regarding the clawback.

Services

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

Fixtures & Fittings

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

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

Whispers is classified as Band H for Council Tax.

Wayleaves, Easements & Rights of Way

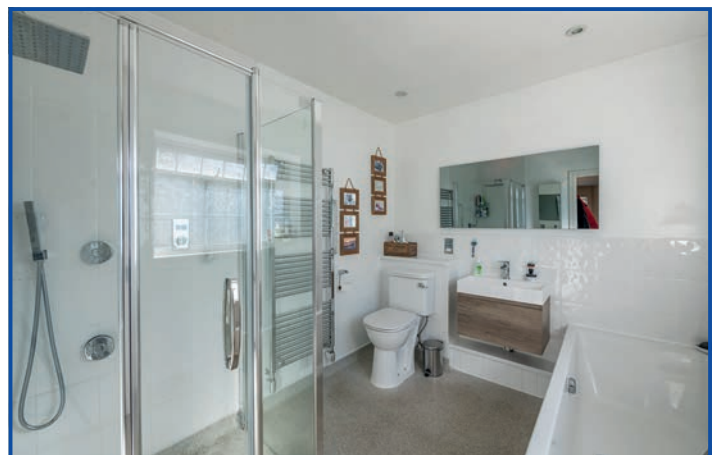
The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The Property is offered for sale by Private Treaty.

Viewings

Strictly by appointment with Powells - 01600 714140.



Whispers

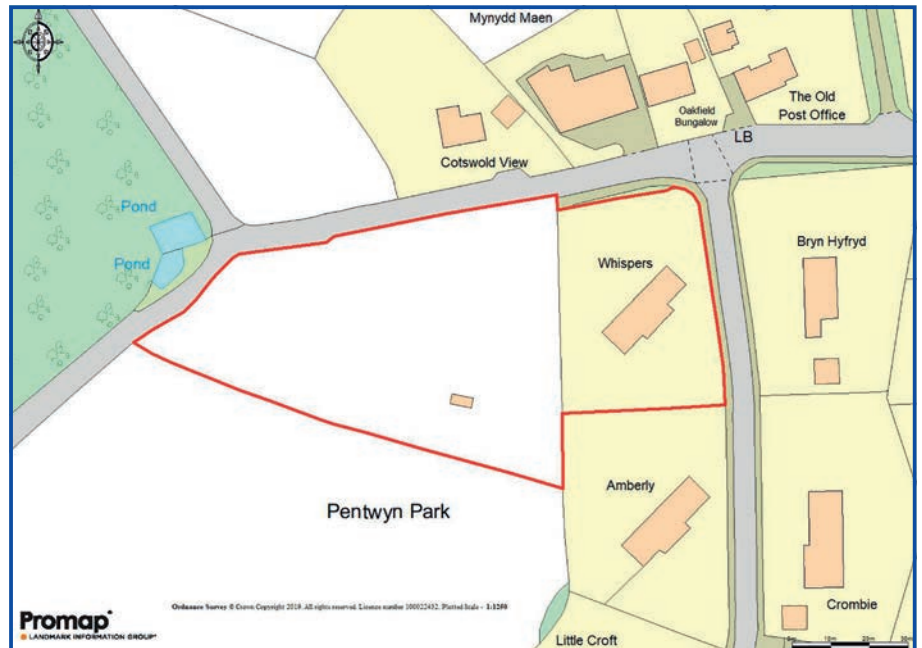
Penallt, Monmouth, Monmouthshire NP25 4SP

Directions

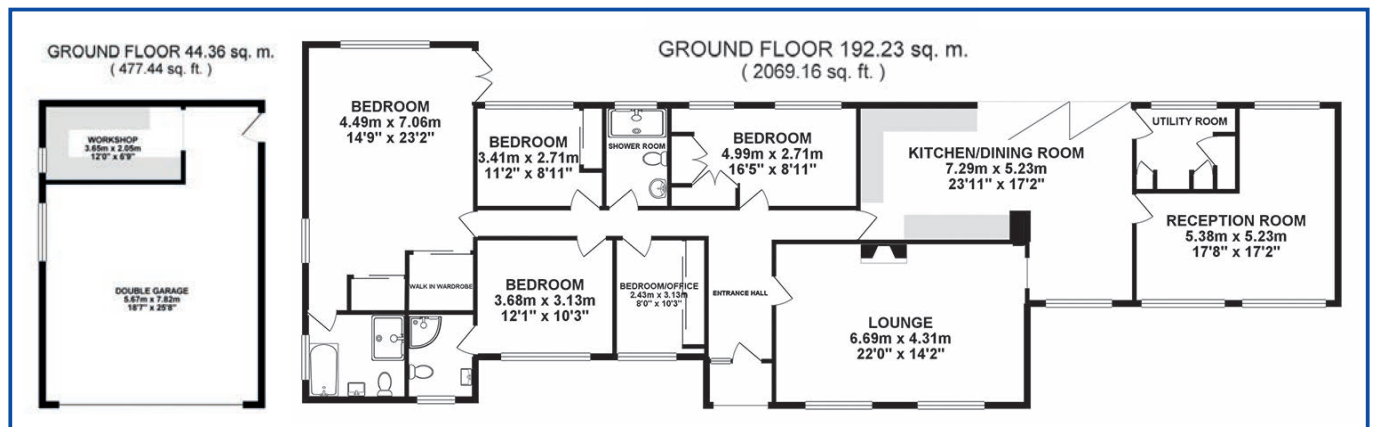
From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trelleck', take the left fork and continue to wind up the hill until you reach the the first left hand turning signposted 'Penallt'. Take this road and stay on it and take the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

POSTCODE: NP25 4SP

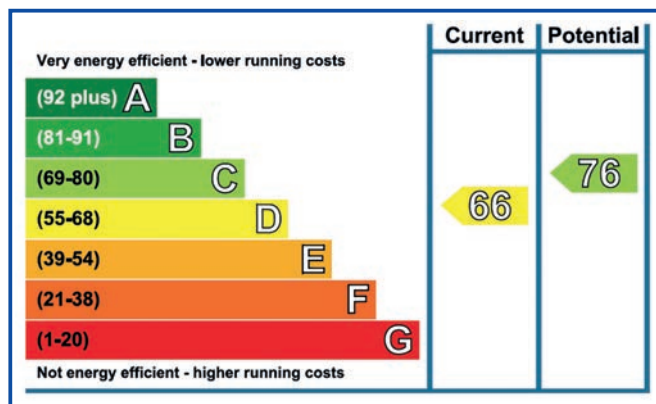
Sale Plan



Floorplans



EPC



POWELLS
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