

Cwm Mawr House Llangovan, Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



Cwm Mawr House

Llangovan, Monmouth

Nestled in a truly idyllic and rural location is this beautifully constructed 7-bedroom house and separate self-contained guest annex enjoying exceptional panoramic views across Monmouthshire countryside and adjoining apple cider farm. The generous and light accommodation is set over three floors with a blend of character and contemporary high-quality finishes throughout. Set in 3 acres of pastureland with extensive south facing gardens and sun terraces all of which capitalise on the properties enviable and elevated position in an area of outstanding natural beauty. A gravelled driveway leads to an inner courtyard and parking area for multiple vehicles.

Built in 2004 and traditionally constructed in local red sandstone, inset double glazed uPVC windows with stone cut sills, oak lintels and hardwood doors set under pitched tiled roofs. Internal features include arrow slit windows, exposed stonework, beams and trusses, oak architraves and low voltage downlighters. All internal doors are solid oak fire doors which are ledged and braced. Flooring is a combination of travertine and Oak. Oil fired central heating system with underfloor heating to the ground floor with radiators to the upper floors.

The approach from the gravelled driveway and parking area is through a solid wooden door with matching glazed side panels into:

ENTRANCE HALLWAY:

Oak staircase with matching balustrading and square newels leading to first floor. Doors into the following:



STUDY: 2.86m x 2.92m (9'5" x 9'7")

Windows to back and side.

LIVING ROOM: 5.78m x 4.50m (18'12" x 14'9")

Two windows to the side with two additional two internal arrow slit windows. French doors to the front accessing a sun terrace with surrounding countryside views. Contemporary style wood burner set on a ceramic tiled hearth. Wide opening with oak lintel into:



MUSIC ROOM: 2.88m x 3.56m (9'5" x 11'8")

Window to side with garden views and full height bespoke book shelving along one wall.

**OPEN PLAN KITCHEN/DINING AREA:
DINING ROOM: 4.58m x 5.09m:**

An impressively sized and beautifully presented room with oak framed floor to ceiling windows along two walls, two external doors accessing sun terrace and mature garden.



KITCHEN: 3.48m x 4.36m extending to 6.68m:

Secondary door into entrance hallway and two windows to side with garden views. Oak bespoke fitted kitchen units with "L-shaped" granite worktops, inset four ring electric "Stoves" hob with stainless steel extraction hood above and "Belfast" style sink with mixer tap. Cupboards and drawers set under with integrated "Belling" oven/grill and dishwasher. Oil fired four oven "AGA" cooking range equipped with boiling/simmering plate. Matching floor and wall mounted units along one wall and tall unit housing integrated fridge: Handy Larder cupboard with cold shelf and additional shelving to three walls. Door into:



UTILITY ROOM: 2.99m x 2.95m (9'10" x 9'8") extending to 4.68m (15'4")

"L-shaped" with Windows to back and side. External door accessing guest annexe. Wooden floor mounted units along two walls with space and plumbing for washing machine. "Firebird" oil fired central heating boiler. Door into:

SHOWER ROOM:

Window to side. Suite comprising Low level W.C, pedestal wash basin and corner fully tiled shower enclosure with mixer valve and head on chrome rail.

From entrance hallway upstairs to:

FIRST FLOOR LANDING:

Impressive oak staircase with matching balustrade and square newels leading to second floor landing. Linen cupboard with storage and shelving. Doors into the following:



BEDROOM ONE: 4.58m x 3.15m (15'0" x 10'4") extending to 4.66m (15'3")

Vaulted ceiling. Window to front with surrounding farmland and countryside views.

EN-SUITE:

Window to side. Suite comprising low level W.C, floating vanity unit with inset wash basin. Corner fully tiled shower cubicle with mixer valve, head and handheld attachment on adjustable chrome rail. Chrome ladder style radiator.



BEDROOM TWO/MAIN BEDROOM: 4.48m x 3.17m (14'8" x 10'5") extending to 5.72m (18'9")

'L-shaped room' with windows to side and French doors to front accessing a 'Juliet' balcony enjoying attractive garden and countryside views. Separate bespoke fitted dressing room, integrated wardrobes along two walls with shelving, storage and hanging rails. Door into:



EN-SUITE:

Window to side. Low level W.C, wall mounted wash basin and bath with Monobloc mixer tap and shower attachment. Chrome ladder style radiator.



BEDROOM THREE: 3.93m x 2.55m (12'11" x 8'4")

Window to side. Integrated double wardrobe along one wall with shelving, storage and hanging rail.

BEDROOM FOUR: 3.91m x 2.55m (12'10" x 8'4")

Dual aspect windows to side and back. Integrated double wardrobe along one wall with shelving, storage and hanging rail.



FAMILY BATHROOM:

Window to front. White suite comprising low level W.C, wall mounted wash basin, bath with wall mounted mixer tap and corner fully tiled shower enclosure with mixer valve. Chrome ladder style radiator.



BEDROOM FIVE: 2.82m (Max) x 5.33m (9'3" x 17'6")

Two windows to side with countryside views. Fitted wardrobe with shelving, storage and hanging rail. Door into:



EN-SUITE:

Window to side. An innovatively designed suite with low level W.C, wall mounted wash basin with mixer tap and fully tiled shower cubicle with mixer valve and ceiling mounted shower head. Chrome ladder style radiator.

SECOND FLOOR LANDING:

Doors into the following:



BEDROOM SIX: 5.24m x 4.17m (17'2" x 13'8") extending to 7.95m (26'1")

Vaulted ceiling. Three Velux windows to front and back and window to side. Door into:



BEDROOM SIX DRESSING ROOM/BEDROOM SEVEN: 6.63m x 3.47m (Max) (21'9" x 11'5")

Vaulted ceiling. Velux window to side and window to back.



SHOWER ROOM:

Velux window to front and window to back. Suite comprising low level W.C, wall mounted vanity unit with inset wash basin and mixer tap, corner shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator. Door into:



EAVES STORAGE ROOM: 3.34m x 3.47m (10'11" x 11'5")

Vaulted ceiling. Window to front.

TWO STOREY DETACHED ANNEX:

Matching construction as the main residence with double glazed uPVC windows with stone cut sills and hardwood doors set under a pitched roof. From central courtyard enter through oak part glazed door into:



KITCHEN: 4.80m x 2.23m (15'9" x 7'4")

High gloss floor mounted units along one wall with laminate worktop, cupboards and drawers set under. Inset stainless steel sink, four ring 'Neff' hob and oven under. Doors into:



GAMES ROOM: 5.71m x 10.30m (18'9" x 33'10")

Three sets of sliding French doors to front accessing sun terrace. Staircase with handrail, oak balustrading and glass panels leading to first floor.



FAMILY BATHROOM:

Window to side. Suite comprising low level W.C, wall mounted vanity unit with inset wash basin and corner shower enclosure with mixer valve. Chrome ladder style radiator. Cupboard housing under floor heating ports.



LIVING ROOM: 3.62m x 4.89m (11'11" x 16'1")

Two windows to side and three windows to front. Roof access trap.



INNER HALLWAY: 3.70m x 1.78m (12'2" x 5'10") extending to 2.37m (7'9")

'L-shaped' window to side with views of the inner courtyard and external door accessing adjoining pathway to main residence.

BEDROOM ONE: 3.72m x 2.97m (12'2" x 9'9")

Two windows to side with pretty countryside views. Door into:



EN-SUITE:

Designed for disabled access with a contemporary suite comprising low level W.C, wall mounted wash basin and corner shower enclosure with mixer valve and head on chrome rail. Chrome ladder style radiator.

From Games room upstairs to:

FIRST FLOOR LANDING:

'L- Shaped.' Velux skylight to the front and door into:

BEDROOM TWO: 9.53m x 3.96m (31'3" x 12'12")

Vaulted ceiling with three Velux windows to front with surrounding countryside views and one Velux fire escape.



OUTSIDE:

Amongst the many appealing qualities of Cwm Mawr house is the superb outside space. From the gated entrance a sweeping driveway leads you to the gravelled courtyard, extensive parking area and the self-contained guest annex which is adjoined to main residence by a flagstone path underneath a pitched tiled roof and features a low-level red sandstone wall. To the back and also accessed via the kitchen/dining room is a generously proportioned sun terrace offering a large and attractive seating and lounge area under a timber constructed Pergoda to with a tiled roof. Borders are well stocked with an array of shrubs and flowering plants. The south facing garden has been designed to take full advantage of the impressive views across the Wye Valley and rolling countryside and encompasses 3 acres of pasture land.



SERVICES:

Mains electric and water. Private drainage and an oil-fired central heating system to both dwellings. Tax band I and EPC Ratings C & C. Cwm Mawr house also benefits from 100mps Fibre Broadband.



DIRECTIONS:

From Monmouth, take the B423 towards Raglan and Mitchel troy, go past the turning to Common road on the left and continue for 0.5 miles turning left on the slip road towards Dingestow. Follow the road for 1 mile passing the turning on the right for Dingestow and take the next left sign posted "Pen-Y-Clawdd." Follow the road for approximately 1.2 miles going past St Martins church on the right and then turn a half left. Continue straight on the road for a further 1 mile and there will be a black and white sign for OH on the left-hand side where there is an entrance to Cwm Mawr House via a five-bar wooden gate.



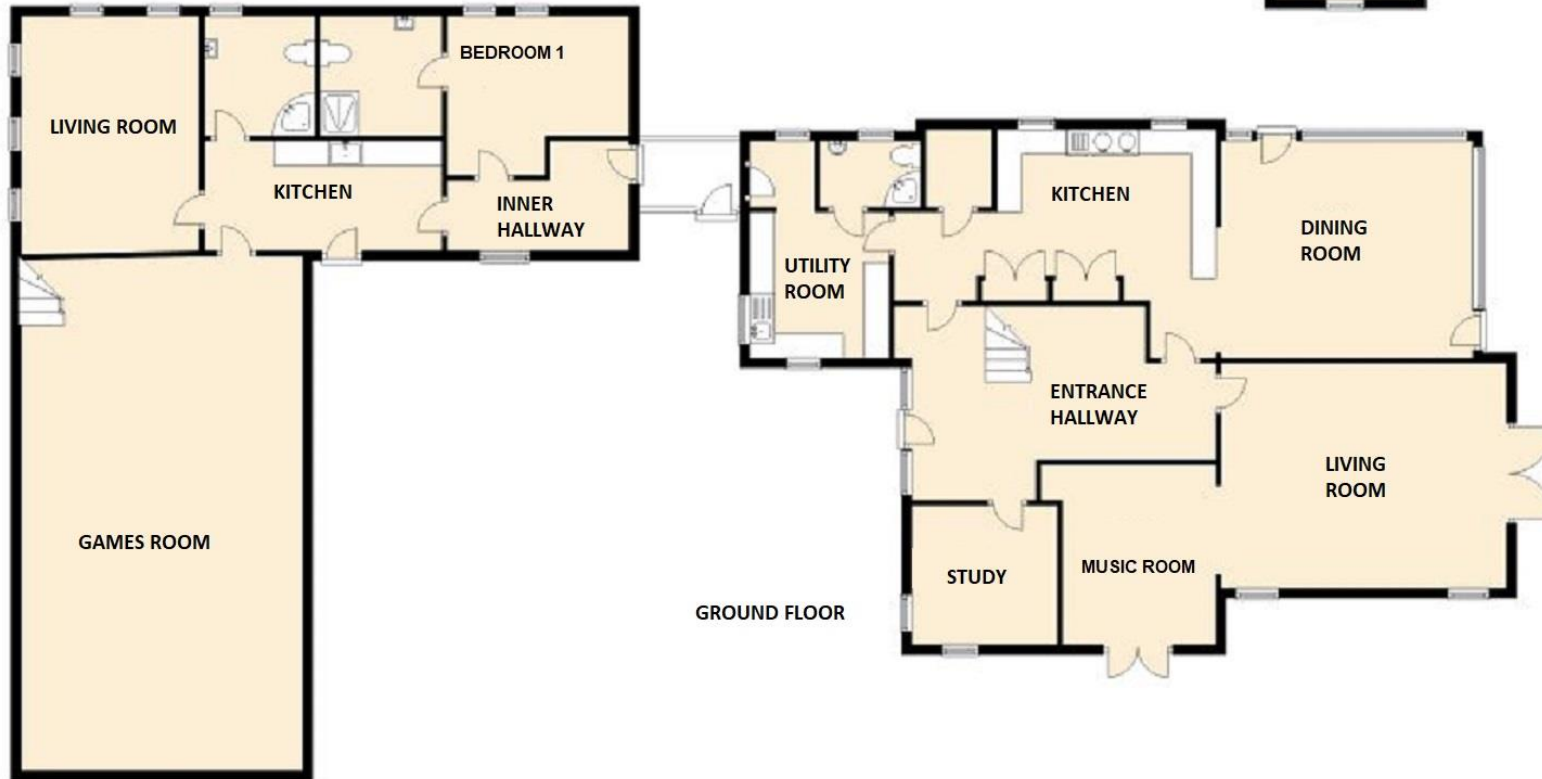
Asking price of £1,450,000 Freehold



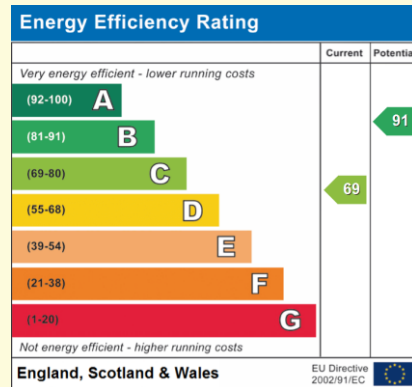
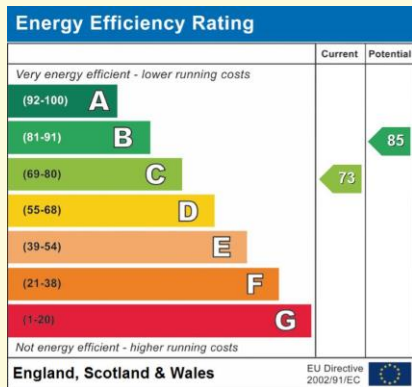
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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