

9 Agincourt Street
Monmouth



ROSCOE ROGERS KNIGHT
Town and country properties



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Agincourt Street, Monmouth

A wonderful opportunity to acquire a prime historic building in the heart of town with enviable provenance having been the Duke of Beaufort's Administration Centre. 11 large rooms over 3 floors + cellar and a good-sized walled garden. Currently offices but planning permission has been approved for a change of use to provide an impressive residential town house.

Asking price of £410,000

This fine building almost certainly pre-dates its Georgian façade, traditionally built with a painted rendered exterior with inset mainly box sash windows, most with panelled shutters, all set under pitched and hipped slate roofs. A wealth of not just character but impressive features have been retained, these include strong boxes as well as a spacious vault, beautiful feature fireplaces, panelled doors, flagstone and period stripped wooden floors. The elegant turning staircase has an easy rise and wide treads having square newel posts, moulded handrails and turned balustrades over the three floors. Of a particular note is the once School Room with its vaulted ceiling and fully exposed trusses. Very unusually for a town house of this age is its 10m x 15m enclosed walled garden which is set at the back. The entrance is from the street, up steps to a wide panelled door with decorative glazed fan light above leading into;

ENTRANCE/VESTIBULE: 2.89m x 1.54m (9'6" x 5'1")

With flagstone floor and half-glazed double opening doors and matching side lights with decorative edged glazed side panels with fan lights above. Built out cupboard housing consumer unit and meters. Door to reception room 1/office and;

CENTRAL HALLWAY: 2.70m x 2.95m (8'10" x 9'8")

With staircase to upper floors.

OFFICE: 5.39m x 5.51m (17'8" x 18'1") max

Two windows to the front and one to back. Secondary doors to entrance/vestibule and inner hall. Half glazed panelled door into;

OFFICE 2: 3.57m x 3.38m (11'9" x 11'1")

Frosted glazed window to side with panelling. Inset period strong boxes flanking either side of door into vault.

VAULT: 4.10m x 4.94m (13'5" x 16'2")

Constructed in brick with glazed arrow slits on two elevations, brick vaulted ceiling and original clay tiled floor.

STORE: 4.34m x 3.68m (14'3" x 12'1")

A large room with small window/vent to side. Quarry tile floor.

CONFERENCE ROOM: 4.90m x 4.40m (16'1" x 14'5")

dows to front. Large chimney breast with archways on each side with inset decorative cast iron fireplace beneath wooden mantel and stone surround. Range of period built in cupboards as well as traditional wall mounted shelving.

INNER LOBBY: 3.43m x 2.07m (11'3" x 6'9")

Opening with stairs going down to a cellar. Panelled and partially glazed wide wooden door leading out to the courtyard garden with matching fan light above.

CELLAR: 1.80m x 7.00m (5'11" x 22'12")

A single room with flag-stone floor and brick vaulted ceiling accessed via a winding staircase. Restricted head height.

UTILITY AREA: 2.49m x 3.74m (8'2" x 12'3")

A useful space with window to back. Flagstone floor. Doors into two cloakrooms with wall mounted wash hand basin and low-level WC's.

KITCHENETTE: 2.49m x 1.42m (8'2" x 4'8")

Double width base cupboard set beneath lipped wood surfaces with inset stainless-steel sink and side drainer with tiled splash-back and wall mounted electric water heater over. Double width wall mounted cupboard and space for fridge. From Central Hallway up stairs with half landing to;

FIRST FLOOR LANDING:

With matching staircase up to second floor and doors into;

OFFICE 1: 5.60m x 5.08m (18'4" x 16'8")

Two windows to front elevation. Feature fireplace with ornate stone surround, housing decorative metal fireplace. Shelving and cupboards to either side of chimney breast.

STORE: 1.20m x 3.00m (3'11" x 9'10")

Beautiful curved sash window to front elevation.

OFFICE 2: 4.36m x 4.97m (14'4" x 16'4")

Fireplace with ornate wooden mantel with period built in cupboards to either side of chimney breast. Two sash windows with window seats under.

SCHOOL ROOM: 8.85m x 4.14m (29'0" x 13'7")

A genuinely impressive bright and airy room which has a beautiful pine boarded vaulted ceiling reaching a height to the apex of over 5m with exposed trusses and timbers. Windows to two elevations.

OFFICE 4: 4.01m x 4.94m (13'2" x 16'2")

Two windows overlooking the fully enclosed courtyard garden.

SECOND FLOOR LANDING:

With matching newels and balustrades and sash window to back.

OFFICE 1: 5.46m x 4.99m into eaves (17'11" x 16'4")

A well-proportioned room with windows to two elevations, enjoying town and surrounding countryside views.

OFFICE 3: 2.73m x 2.16m (8'11" x 7'1")

Decorative circular window to front. Exposed beams.

OUTSIDE:

The property benefits from a fully enclosed courtyard garden with stone and rendered walls. It is predominantly level with a flagstone terrace leading on to a spacious gravelled area. Two doors to boiler house and additional store. A flagstone path winds down to a panelled door which in turn gives entrance on to St John's Street.

NB:

It should be noted that this exit is only for the use of 9 Agincourt Square and there is no public right of access from it.

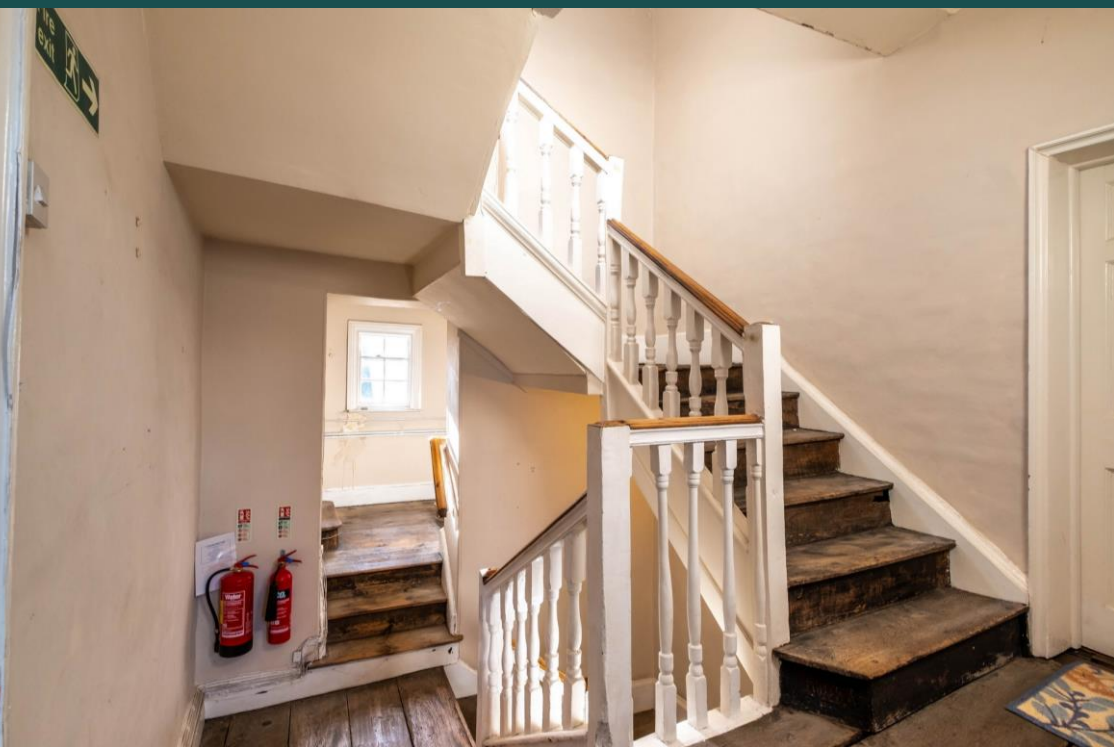
DIRECTIONS:

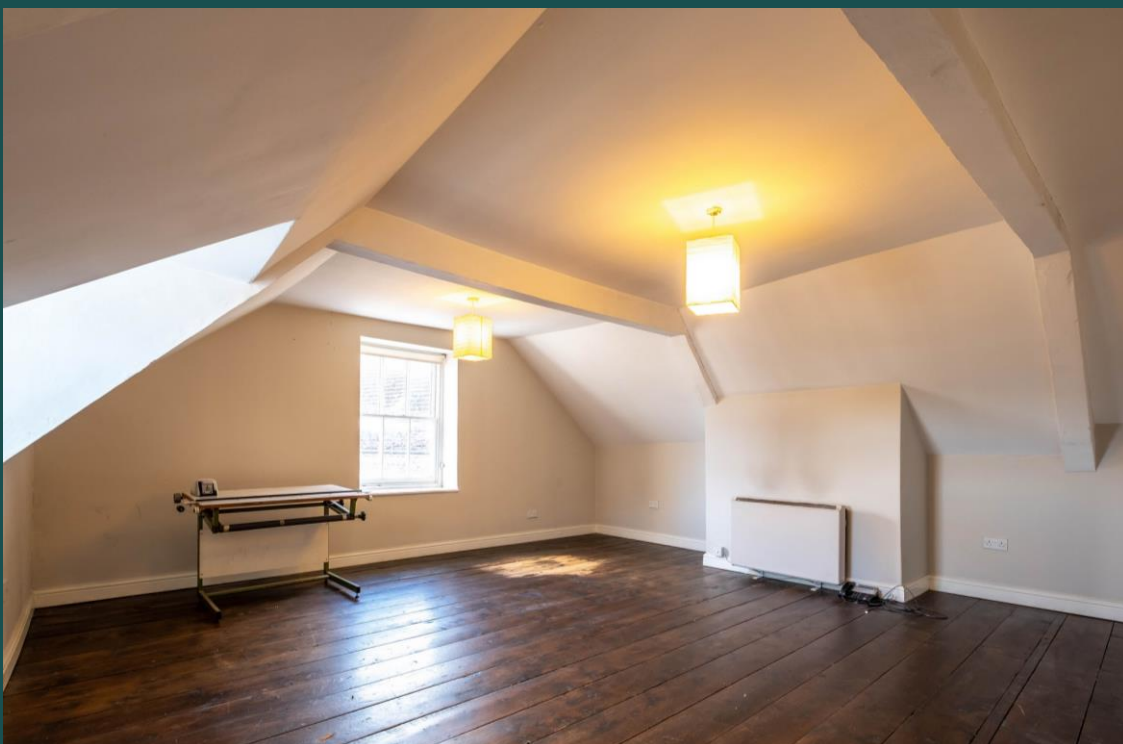
From our office, proceed southwest along Agincourt Square with the Civil Buildings on your left-hand side. At the end of The Square turn left into Agincourt Street and the property will be found 200 feet down on the right-hand side.

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.



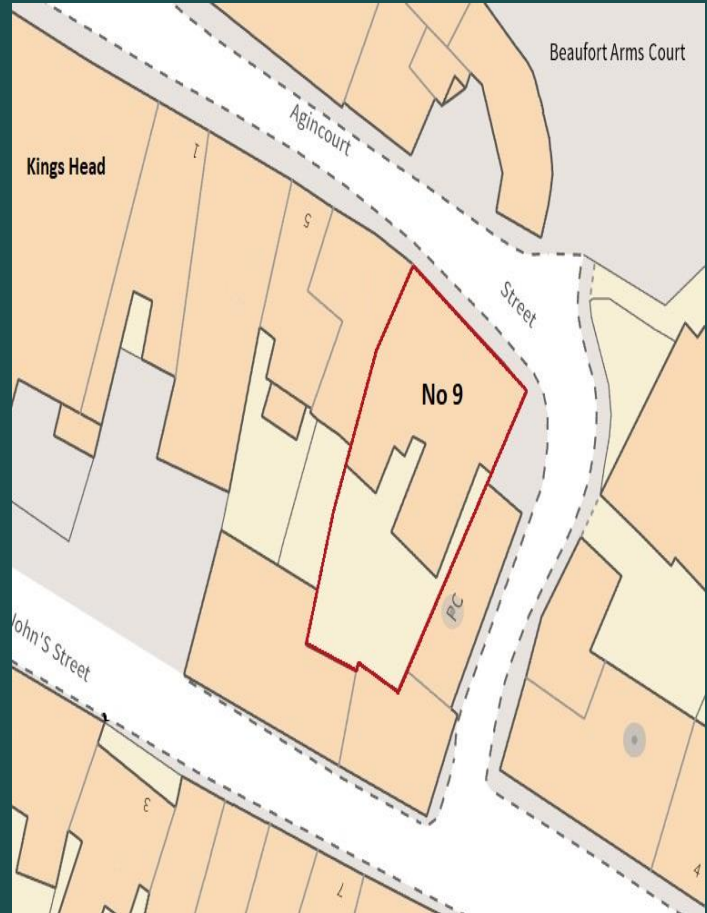




Telephone: 01600 772929

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