

# Mulberry House

## The Mount, Monmouth



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Mulberry House

## The Mount, Monmouth

Set in a small, exclusive group of individual executive properties, this outstanding Georgian-styled modern five-bedroom detached family home is beautifully presented and constructed to the highest standards. Its prime and elevated location produces far-reaching countryside views over the town, enjoyed from its large, level, mature garden. Located off Hereford Road, it is within easy reach of the town centre and renowned state and private schools. Double garage with accommodation above, private driveway and off-road parking for multiple vehicles. No onward chain.

Built in 2009 with a red brick exterior featuring beige stone-styled cut sills and string courses, inset with uPVC double-glazed sash and casement windows set under a pitched tiled roof. Its versatile layout produces bright and airy rooms complemented by high-quality fixtures and fittings throughout. Internal features include a central galleried oak staircase, oak panelled and glazed internal doors, a marble fireplace, moulded architraves and skirting boards, ceiling roses and coving, and a combination of ceramic tiled and wooden boarded floors. Thermal solar panels and a mains gas central heating boiler provide domestic hot water and heating to radiators throughout.

**The property is approached from the block-paved driveway, under a feature portal entrance and through a wooden panelled front door into:**

### **ENTRANCE HALLWAY:**

Feature oak staircase with balustrades, turned newels and moulded handrails with quarter landing leading up to the galleried first floor. Under-stairs storage cupboard housing consumer unit. Integrated wardrobe with hanging rail, shelving and storage. Doors into the following:



### **CLOAKROOM:**

Frosted window to front. A white suite comprising a low-level WC and wall-mounted wash basin. Extraction fan at high level.

### **DINING ROOM: 4.23m x 3.87m (max) (13'11" x 12'8")**

Three-sided bay window to the front with views towards rolling countryside. A pair of part-glazed doors into:



**LIVING ROOM: 5.28m x 4.23m (17'4" x 13'11")**

A delightfully bright room with windows to the side elevation and a pair of French doors with matching side panels to the rear, accessing the raised sun terrace and seating area. Feature marble fireplace with inset wood burner set on a complementary hearth.



**STUDY: 4.20m x 4.12m (max) (13'9" x 13'6")**

Three-sided bay window to front.

**OPEN PLAN KITCHEN/SITTING/DINING AREA:**

An impressively proportioned "L"-shaped room with windows to the side and rear elevations with wide openings into three areas: **SITTING AREA: 3.84m x 3.14m (12'7" x 10'4")**; Opening into: **GARDEN ROOM: 3.14m x 4.36m (10'4" x 14'4")**: Beautifully designed with glazing on two sides featuring four pairs of French doors that seamlessly open out to the garden and a raised sun terrace, all set beneath a large lantern roof light. **KITCHEN: 4.22m x 4.07m (13'10" x 13'4")**: Polished granite worktops along three sides with inset stainless-steel sink and five-ring Neff gas hob with stainless steel extraction hood over. An extensive range of wooden panelled cupboards and drawers set under, with inset integrated dishwasher. Complementary tall units along one wall housing eye-level oven/grill and full-height fridge and freezer. Door into:





**LARDER:**

Bespoke fitted storage cabinets along one wall with a recess for an American-style fridge/freezer. Door into:

**UTILITY ROOM:**

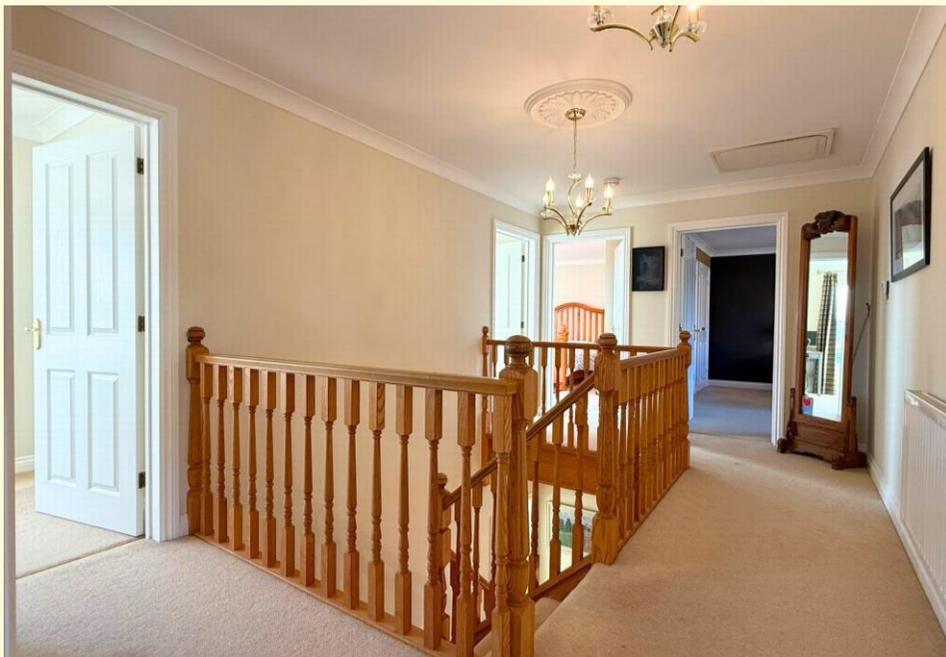
Part-glazed external door to side. Laminate worktop along one wall with inset stainless-steel sink and side drainer. Space and plumbing set under for washing machine and tumble dryer. Matching wall-mounted cabinets.

**From the entrance hallway upstairs to:**

**FIRST FLOOR LANDING:**

"U"-shaped with matching balustrades, newels and moulded handrails. Airing cupboard with wooden slatted shelving housing water cylinder and solar controls. Roof access hatch. Doors into the following:





**BEDROOM FOUR: 2.84m x 3.43m (9'4" x 11'3")**

Two windows to front with far-reaching countryside views. Bespoke tall units with shelving.



**EN-SUITE SHOWER ROOM:**

A contemporary white suite comprising a low-level WC, pedestal wash basin and corner shower enclosure with mixer valve and head on adjustable chrome rail. Tiling to all walls. Extraction fan at high level.

**FAMILY BATHROOM:**

Frosted window to side. A white suite comprising a low-level WC, pedestal wash basin, bath with mixer taps and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder-style radiator. Extraction fan at high level.



**BEDROOM THREE: 3.08m x 4.24m (10'1" x 13'11")**

Window to rear with garden and countryside views. Integrated wardrobe with shelving, hanging rail and storage. Door into:



#### EN-SUITE SHOWER ROOM:

A contemporary white suite comprising a low-level WC, pedestal wash basin and double-width shower enclosure with mixer valve and head on adjustable chrome rail. Tiling to all walls. Extraction fan at high level.

#### PRINCIPAL BEDROOM: 4.22m x 4.19m (13'10" x 13'9")

Generously proportioned with three windows to front enjoying far-reaching countryside views. Two pairs of doors into integrated wardrobes with hanging rails, shelving and ample storage.



Opening into dressing room area with additional wardrobes either side and door into:

#### EN-SUITE BATHROOM:

Frosted window to front. Suite comprising a low-level WC, pedestal wash basin and double-width shower enclosure with mixer valve and head on adjustable chrome rail. Tiling to all walls. Extraction fan at high level.

#### BEDROOM TWO: 3.63m x 4.22m (11'11" x 13'10")

Window to rear with townscape and countryside views. Integrated wardrobe with hanging rail, shelving and ample storage.

#### BEDROOM FIVE: 2.54m x 3.05m (8'4" x 10'0")

Window to rear with pretty garden views.

#### OUTSIDE:

The property is approached from the exclusive cul-de-sac leading onto a "T"-shaped block-paved private drive with inset gravelled areas providing extensive space for multiple vehicles and turning, giving access to:

#### FORMER COACH HOUSE:

Semi-detached and two-storey construction in brick with a concrete base and two electric remotely controlled garage doors to the front, set under a pitched tiled roof. Power and light. External metal steps lead up to the accommodation (5.25m x 5.62m) above, which is currently used for storage but may be utilised as auxiliary accommodation or office space. Electric heaters, power and light.

#### MAIN GARDEN:

Behind the property is an extensive, mature landscaped garden enjoying a sunny south-facing aspect. Adjoining the garden room is a large raised paved sun terrace offering an extensive al-fresco seating and outdoor dining area bordered by low-level brick walls and lawns on three sides. This takes full advantage of the delightful far-reaching panoramic views over the town to the surrounding countryside, which are also enjoyed from a very attractive raised timber-framed circular gazebo with a conical cedar roof and seating inside.

Wide central steps lead down to a well-maintained "U"-shaped lawned area complemented by well-stocked herbaceous borders. Boundaries are a combination of hedging and wooden fencing.

#### SERVICES:

Mains electricity, water, drainage and gas central heating with domestic hot water. Thermal solar panels. Council Tax Band H. EPC Rating C.

#### DIRECTIONS:

From our office, pass along Priory Street to the traffic lights and turn left up Hereford Road. Continue past Haberdashers' School to the brow of the hill. Turn immediately left opposite The Royal Oak Pub. Enter the cul-de-sac and the property can be found near the end on the left-hand side.

## Asking price of £1,150,000

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

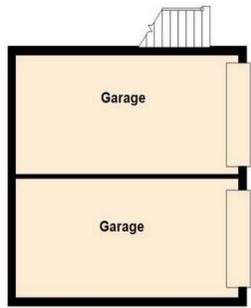
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of 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.

TOWN & COUNTRY PROPERTIES  
3 Agincourt Square, Monmouth NP25 3BT  
Telephone: 01600 772929  
[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)



Francline Properties Ltd t/a Roscoe, Rogers & Knight  
Company Reg. No 3124596





Garage

Garage



First Floor Room

Coach House



Ground Floor

Approx. 165.6 sq. metres (1814.8 sq. feet)



First Floor

Approx. 146.7 sq. metres (1578.7 sq. feet)

Total area: approx. 315.3 sq. metres (3393.5 sq. feet)

