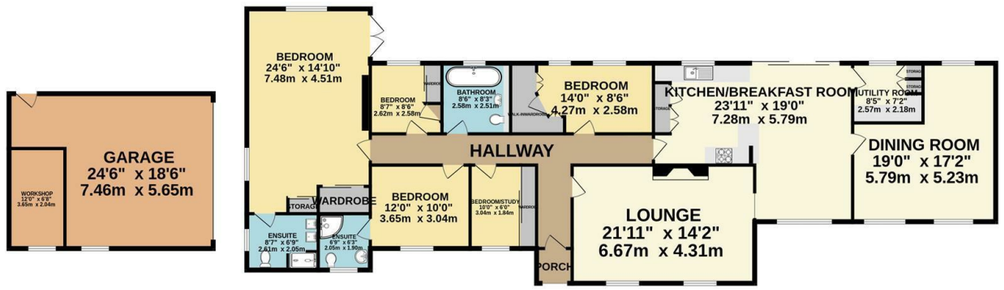
DIRECTIONS

From our Chepstow office head through the town arch and turn right onto Welsh Street (B4293), follow the road towards Trellech and Penallt. Turn right to Penallt (signposted The Narth & Whitebrook) and take the right hand lane in the fork. Continue along this road before turning left signposted Penallt and follow the lane into the village. Turn left and then the first left again into Pentwyn Park, the property can be found on your right hand side.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
2578 sq.ft. (239.5 sq.m.) approx.



TOTAL FLOOR AREA : 2578 sq.ft. (239.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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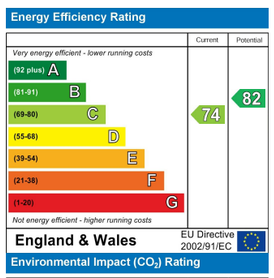
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.





MOON&CO

WHISPERS, 10 PENTWYN PARK, PENALLT, MONMOUTH, MONMOUTHSHIRE, NP25 4SP

5 3 2 C

£850,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Moon & Co are delighted to offer to the market this impressive family residence which is presented to an exceptional standard throughout and occupies an exclusive position within a prestigious executive cul-de-sac in the sought after village of Penallt. Set within a beautifully landscaped plot extending to just over half an acre, the property offers an enviable combination of luxury, space, convenience and countryside living. The property has recently been extensively renovated throughout affording deceptively spacious and versatile living accommodation that will no doubt suit a variety of markets. Set in extensive and immaculately maintained gardens and grounds, the property affords a sizeable private gated driveway, detached double garage and plenty of space for dining and entertaining with friends and family.

The heart of the home is the recently upgraded stunning kitchen/breakfast room. The luxurious principal bedroom suite is a real showstopper. The stylish lounge enjoys far reaching views towards the Cotswolds. The generous accommodation extends to five bedrooms, multiple reception spaces and beautifully modernised bathrooms.

The well planned living accommodation briefly comprises, a welcoming reception hall, well proportioned lounge, superb open plan kitchen/breakfast/family room, a second reception room/formal dining space, utility/pantry, fantastic principal bedroom with stylish en-suite, a guest bedroom also benefitting an en-suite facility, three further bedrooms and a family bathroom.

Set in the peaceful village of Penallt, within the Wye Valley Area of Outstanding Natural Beauty, the property is perfectly positioned for enjoying the very best of country living. The River Wye, scenic countryside walks and outdoor pursuits are all close at hand, while the historic market town of Monmouth is just a ten-minute drive away with an excellent range of independent shops, cafés, restaurants, supermarkets, highly regarded schools and sporting facilities.



GARDEN AND GROUNDS
The beautifully landscaped grounds extend to just over half an acre. The front garden features mature trees, established shrubs and a well-maintained lawn, with a generous driveway providing parking for several vehicles and access to the detached double garage with workshop.

The rear garden is a real highlight, thoughtfully landscaped to provide a variety of private seating and entertaining areas. An extensive patio with pergola leads to raised decking and a cosy seating area, beyond which lies a generous, level lawn bordered by mature planting and trees. The patio continues around the side of the property, providing further seating, garage access and a useful log store.

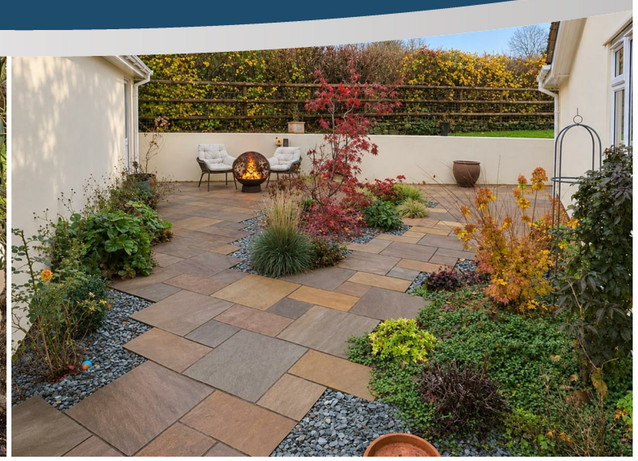
DETACHED DOUBLE GARAGE
7.47m x 5.64m (24'6" x 18'6")

WORKSHOP
3.66m x 2.03m (12'0" x 6'8")

SERVICES
Mains water and electricity. Owned solar pv panels and 10kw batteries. Septic tank drainage. Heat pump air source heating. Council tax band H.

AGENTS NOTE
The property benefits from owned solar panels with battery storage, solar-assisted hot water and an electric vehicle charging point.
Please note that some images were enhanced using AI.







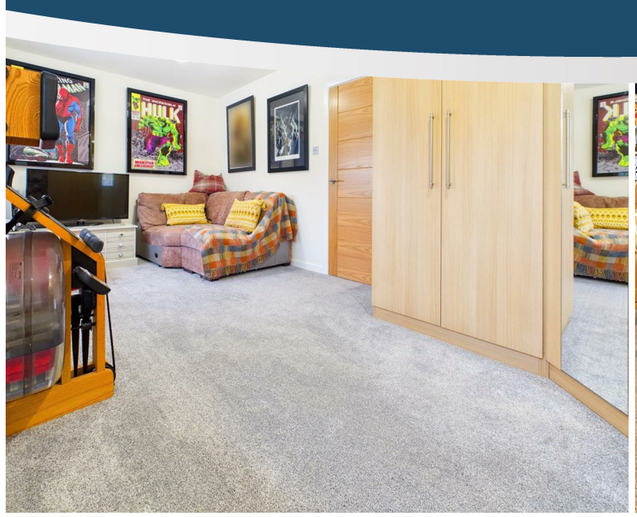


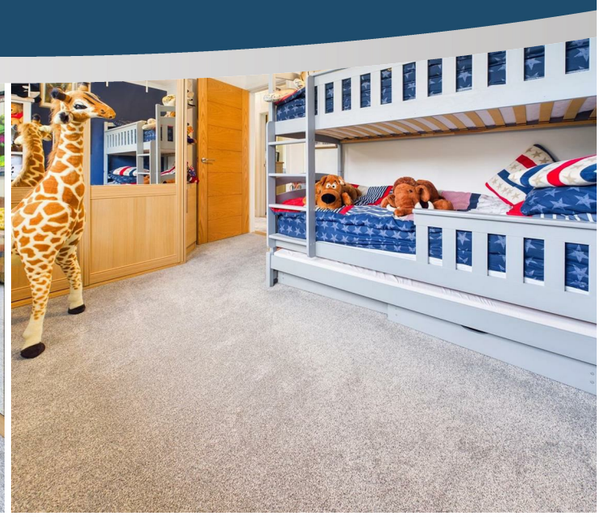
BEDROOM 3
4.27m x 2.59m (14'0" x 8'6")
A well proportioned double bedroom with fitted wardrobes and two windows to the rear elevation.

BEDROOM 4
2.62m x 2.59m (8'7" x 8'6")
A further well proportioned double bedroom with fitted wardrobes and window to the rear elevation.

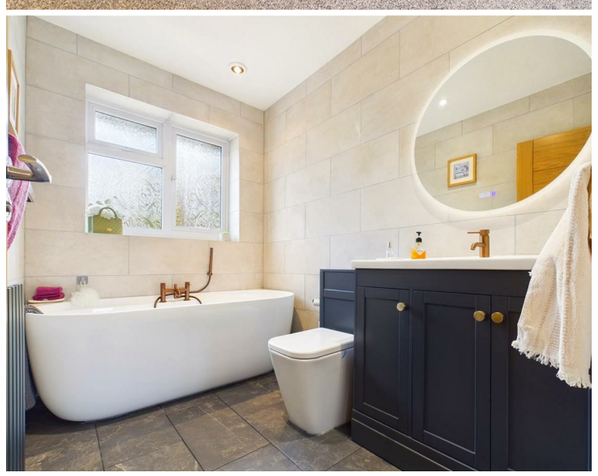
BEDROOM 5/STUDY
3.05m x 1.83m (10'0" x 6'0")
A single guest bedroom or home office with window to the front elevation..

FAMILY BATHROOM
2.59m x 2.51m (8'6" x 8'3")
A contemporary family bathroom featuring a bath with stylish copper fittings, vanity storage and Mandarin Stone flooring.









RECEPTION HALL
A spacious reception hallway sets the tone, featuring engineered Oak flooring, contemporary radiators and elegant Oak doors.

LOUNGE
6.68m x 4.32m (21'11" x 14'2")
The beautifully presented lounge is a welcoming space, with broad front-facing windows framing distant views towards the Cotswolds, stylish panelled alcoves and a characterful log burner. An elegant archway leads into the:-

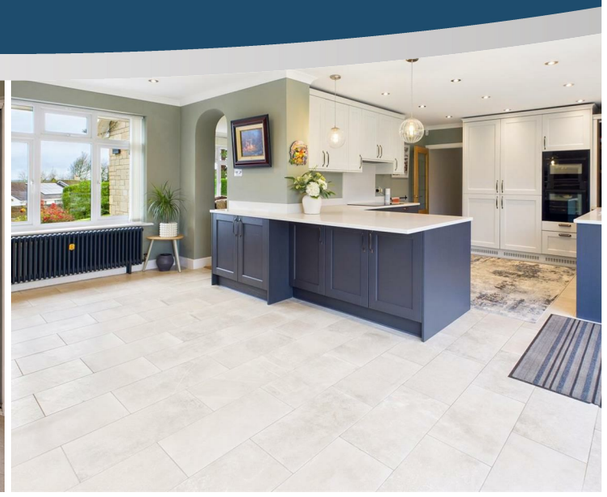


KITCHEN/BREAKFAST ROOM
7.29m x 5.79m (23'11" x 19'0")
The impressive kitchen/breakfast room is fitted with a bespoke Sigma kitchen featuring Walnut interiors, Quartz worktops and a comprehensive range of integrated Neff appliances, including a vented induction hob, eye level double oven, fridge, freezer and dishwasher. A dedicated bar area and wine cooler add further appeal. Three-panel patio doors open onto the rear terrace, creating a wonderful connection between indoor and outdoor living.

UTILITY ROOM
2.57m x 2.18m (8'5" x 7'2")
The utility room offers useful storage and laundry facilities.

DINING ROOM
5.79m x 5.23m (19'0" x 17'2")
The generously proportioned dining room has dual aspect windows to the front and rear elevations enjoying attractive views towards the Cotswolds and rear garden.









PRINCIPAL BEDROOM
7.47m x 4.52m (24'6" x 14'10")
The outstanding principal suite offers a luxurious retreat, with a bespoke media wall incorporating a log-effect gas fire, French doors opening onto the garden, extensive fitted storage and a walk-in wardrobe.

EN-SUITE SHOWER ROOM
2.62m x 2.06m (8'7" x 6'9")
The stylish en-suite features a walk-in shower and his and hers wash basins in a double vanity unit with Quartz worktop.

BEDROOM 2
3.66m x 3.05m (12'0" x 10'0")
A generous double bedroom with window to the front elevation.

EN-SUITE SHOWER ROOM
2.06m x 1.91m (6'9" x 6'3")



