



CASTLE HOUSE

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE



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CASTLE HOUSE IS A SPACIOUS AND VERSATILE DETACHED FAMILY HOME LOCATED IN THE VILLAGE OF NEWCASTLE, JUST A SHORT DRIVE AWAY FROM MONMOUTH. THE PROPERTY BOASTS UP TO SIX BEDROOMS, FOUR BATHROOMS, THREE RECEPTION ROOMS AND TWO KITCHENS. THE PLOT APPROACHING HALF AN ACRE INCLUDES A PATIO, LEVEL LAWNS, ATTACHED GARAGE, WOODSTORE AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES. EXCELLENT VIEWS CAN BE APPRECIATED ACROSS ROLLING MONMOUTHSHIRE COUNTRYSIDE.

- Six bedroom detached family home •
- In need of modernisation throughout •
- Spacious, versatile accommodation set over three floors •
- Excellent scope for multi-generational family purchasers •
- Spacious driveway offering parking for multiple vehicles •
 - Generous sized plot approaching half an acre •
- Superb views across rolling Monmouthshire countryside •
 - Rural but accessible location •
 - Freehold with vacant possession •
 - Offered with no onward chain •

DISTANCES FROM CASTLE HOUSE

Monmouth 5 miles • Abergavenny 12.5 miles

Hereford 18.5 miles • Chepstow 20.5 miles

Bristol 37.3 miles • Cardiff 40.2 miles • London 144 miles

Abergavenny Train Station 13 miles • Hereford Train Station 18.8 miles

Chepstow Train Station 20.7 miles

Bristol Airport 45.5 miles • Cardiff Airport 55.3 miles

Birmingham Airport 79.5 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Castle House enjoys an excellent location surrounded by stunning Monmouthshire countryside but boasting excellent links to the larger centres of Hereford / Bristol / Cardiff / London.

Monmouth, just 5 miles away, boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

The market town of Abergavenny is just 12.5 miles from the property and is known as the Gateway to Wales. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Bloreng. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well-respected primary schools and a local all-through school, King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

The cathedral city of Hereford boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas.

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.

THE PROPERTY

Castle House, which was previously the village inn, offers a spacious and versatile family home set over three floors.

The rear entrance into the kitchen will be predominantly used to enter the property as it can be accessed directly from the parking area.

The kitchen has white base units with laminate worktops. There is space for a fridge and washing machine and integrated appliances include an oven, hob and sink which is conveniently positioned below a window looking out to the garden. There is also enough room for a table and chairs.

A door from the kitchen leads into the front lounge which benefits from a fireplace and two windows allowing natural light to flood into the space. Also accessed from the kitchen is a ground floor bedroom and shower room.

If you were coming into Castle House from the front door, you would enter a hallway which takes you into a spacious sitting room with inglenook fireplace and steps up to the second kitchen. This kitchen boasts wooden base and wall units with space for a dishwasher, washing machine, fridge and freezer. There is enough room for some comfortable chairs to the front aspect and to the rear aspect is a conservatory enjoying views of the garden and Monmouthshire countryside beyond.

Stairs from the entrance hall lead to the first floor accommodation which comprises of four bedrooms, a bathroom and a shower room. All of the bedrooms enjoy pleasant views to either the front or rear aspect. A further set of stairs takes you up to the second floor which could easily be split into two separate bedrooms. There is an en-suite shower room at one end and a sink to the other.



OUTSIDE

The property is accessed via a five bar gate that opens to an extensive gravelled off-road parking area. Level lawns border the driveway which leads to an attached garage and patio area.

The plot in total is approaching half an acre and enjoys superb views across rolling countryside.

KEY INFORMATION

Agents Note: There is a Public Footpath that crosses the driveway of the property. Please speak to the agent for further information.

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

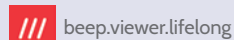
Council Tax Band: H

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4233 towards Rockfield. At the telephone box take the right hand fork on to the B4347 and stay on this road until you reach Newcastle. The property will be found on your right hand side as you drive through the village.

Postcode: NP25 5NT



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.

GROUND FLOOR
1407 sq.ft. (130.8 sq.m.) approx.

2ND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

CONSERVATORY
95' x 8'6"
2.92m x 2.60m

BEDROOM
10'7" x 9'10"
3.22m x 3.00m

BEDROOM
13'2" x 9'10"
4.00m x 3.00m

BEDROOM
10'7" x 9'10"
3.22m x 3.00m

BEDROOM
15'1" x 12'10"
4.60m x 3.92m

BATHROOM
7'2" x 6'6"
2.17m x 1.98m

KITCHEN/DINING ROOM
22'8" x 10'6"
6.92m x 3.18m

SITTING ROOM
16'2" x 12'10"
4.96m x 3.92m

KITCHEN/DINING ROOM
13'2" x 9'10"
4.00m x 3.00m

LOUNGE
15'1" x 12'10"
4.60m x 3.92m

HALL

GARAGE
18'3" x 13'8"
5.56m x 4.12m

ATTIC BEDROOM
36'1" x 16'10"
11.60m x 6.13m

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TOTAL FLOOR AREA: 2892 sq.ft. (268.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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