



# REDHILL FARM & THE BULLCOTT

WONASTOW ROAD | MONMOUTH | MONMOUTHSHIRE





# REDHILL FARM & THE BULLCOTT

WONASTOW ROAD | MONMOUTH | NP25 4DQ

REDHILL FARM IS A 5 DOUBLE BEDROOM TRADITIONAL FARMHOUSE WITH AN ABUNDANCE OF PERIOD FEATURES. ATTACHED TO THE FARMHOUSE IS A BEAUTIFUL, MODERN 3 / 4 BEDROOM ANNEXE KNOWN AS THE BULLCOTT. THE PROPERTIES ARE SITUATED IN A DESIRABLE LOCATION ON THE OUTSKIRTS OF MONMOUTH AND HAVE FANTASTIC VIEWS OF THE ROLLING COUNTRYSIDE TOWARDS THE KYMIN.

- 5 bedroom traditional farmhouse •
- 3 / 4 bedroom modern annexe •
- Both properties are well proportioned and of a generous size •
- Excellent countryside views from the house and garden •
- 1 acre orchard with some fruiting trees, lawned areas & wonderful views •
- A leisurely walk or just a short drive of approximately 1.8 miles to Monmouth town centre •

## DISTANCES FROM REDHILL FARM & THE BULLCOTT

Monmouth 1.8 miles • Abergavenny 16.7 miles • Chepstow 17.5 miles  
Hereford 22.2 miles • Newport 24.3 miles • Cardiff 35.2 miles  
Bristol 46.4 miles • London 151.8 miles  
Cardiff Airport 50.3 miles • Bristol Airport 50.9 miles  
Birmingham Airport 80.0 miles • Abergavenny Train Station 15.7 miles  
Newport Train Station 24.1 miles • Bristol Parkway Train Station 40.5 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

Redhill Farm and The Bullcot enjoy an excellent location boasting fantastic links to the A40 leading south to the larger centres of Newport/Cardiff/Bristol/London via the M4 and north to the M50 and M5.

There are good connections to the main road network with the historic border town of Monmouth being just 1.8 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. 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 facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

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.

## REDHILL FARM

Step inside and into the entrance hall where you get your first glimpse of the character and charm found throughout this charming home. Although the property would benefit from some modernisation this well-loved residence, having been loved and cherished by the same family for decades, offers everything you would expect from a farmhouse; high ceilings, attractive fireplaces, wall panelling, latch doors and some flagstone flooring.

Either side of the entrance hall are the two main reception rooms, both being of a generous size. The formal dining room has an enormous inglenook fireplace while the sitting room has a woodburning stove. Both have wonderful views across the front garden and of the surrounding countryside.

At the rear of the entrance hall, push open the sizable wooden latch door next to the pantry tucked away under the stairs. Enter the kitchen, located at the rear aspect built within what would have been the original dairy. It comprises of a range of cream fronted cupboards with space between for a dishwasher and a fridge freezer. Integral appliances include the four ring electric hob and an oven. Taking pride of place in the centre of the kitchen set within an attractive fireplace is an oil-fired Rayburn, great for cooking and also heats the hot water. The stainless steel sink is placed under the kitchen window overlooking the rear aspect. The kitchen is open plan to the breakfast room that has plenty of space for a family sized table and comfortable chairs. Behind the kitchen is a rear entrance / boot room, utility area and a shower room.





A beautiful split staircase within the main entrance hall leads up to the first floor landing. There are five generous double bedrooms on the first floor, each having their own individual features, whether that be a pretty fireplace, fitted wardrobe or a spectacular distant view. There is also storage in abundance with two deep cupboards found on the landing area. The family bathroom has a separate bath and corner shower cubicle, WC and wash hand basin.

## THE BULLCOT

The annexe, affectionately known as The Bullcot was originally converted in 1997 and transformed from an outbuilding housing the farms prize bull into a useful additional space. Approximately 6 years ago the The Bullcott was extended and remodelled to create a truly wonderful residence.

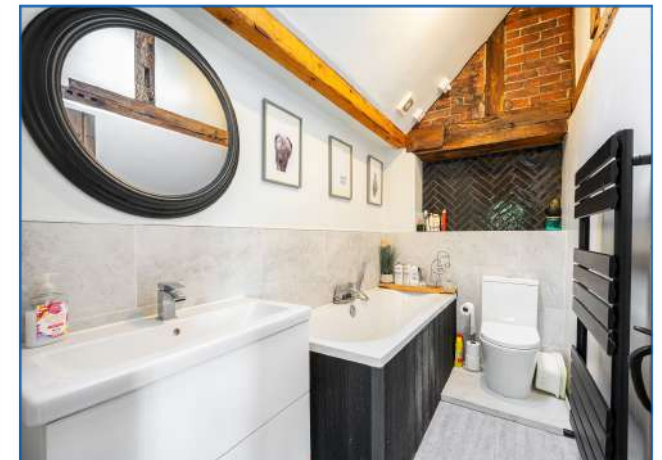
The Bullcot does still offer a taste of its former self, incorporating some of the original exposed brickwork with stylish modern design and features. The kitchen for example is contemporary, showcasing a range of sleek and stylish gloss cupboards and integral appliances to include a fridge freezer, dishwasher, electric hob and an oven. A Belfast sink sits within the worksurface opposite bi-fold doors that allow light to flood into the room. The kitchen is the hub of the home, a space the whole family can enjoy and a sociable area for entertaining friends. Behind the kitchen step down into the utility room that provides space for a washing machine, tumble dryer and further white goods.

A door from the kitchen provides access through into the sitting room. The vaulted ceiling exaggerates the feeling of spaciousness and glazed doors open out to the front aspect. Just off of the sitting room are two ground floor double bedrooms, both having fitted wardrobes and a view of the garden. In addition to the bedrooms there is a ground floor bathroom with a modern white suite.

Stairs from the kitchen lead up to the first floor. The first floor is extremely versatile and was designed to maximise and make best use of the overall space available. The vast landing is large enough to be used as a generous double bedroom or a fantastic study area, first floor lounge, music room, hobby room, the ideas are endless. Wooden steps lead up to an open attic room that might also be suitable to be used as a play room, gaming room, hobby room etc. At the rear of the landing / bedroom is a generous double en-suite bedroom. The first floor in its entirety would also make a magnificent principal bedroom suite.

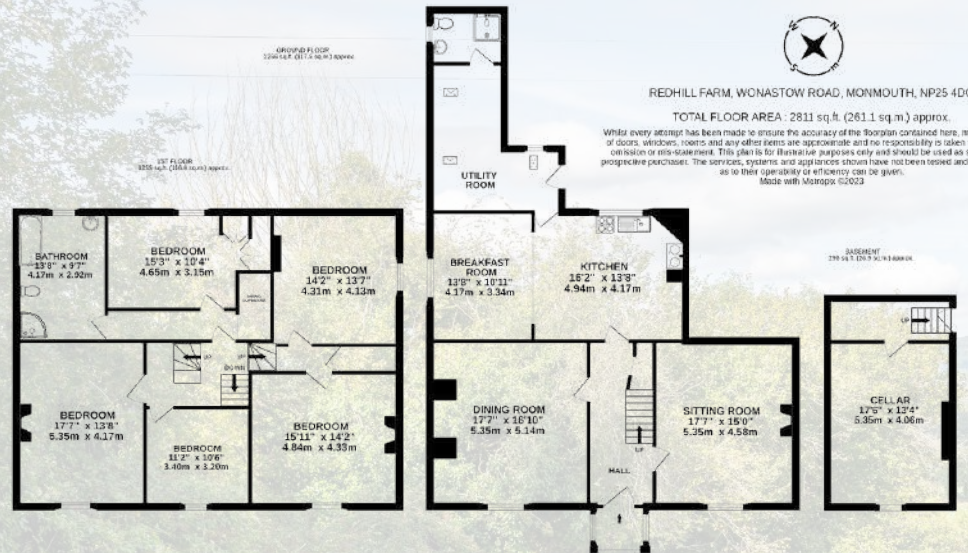
## OUTSIDE

A long driveway sweeps around to an off-road parking area for both properties. Adjacent to the parking area are the old milking parlour, used for storage purposes, and a pig cot.





# FLOORPLAN



REDHILL FARM, WONASTOW ROAD, MONMOUTH, NP25 4DQ

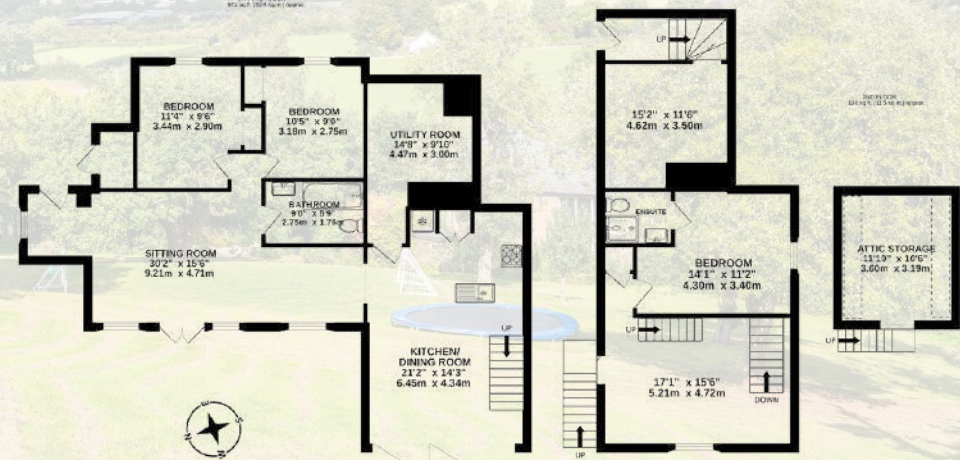
TOTAL FLOOR AREA: 2811 sq.ft. (261.1 sq.m.) approx.

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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TOTAL FLOOR AREA: 434 sq.ft. (40.0 sq.m.) approx.

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REDHILL FARM ANNEXE

TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.

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At the front aspect of Redhill Farm is a pedestrian gate and a pathway leading to the front door with level lawns either side. At the rear, beyond the parking area is an orchard measuring approximately 1 acre with fruiting trees to include cider apples, crab apples and bramley apples. The current owners have created a plateau providing a level lawn for playing football, cricket or croquet. Wonderful views towards The Kymin can be appreciated from here. The Bullcot has its own enclosed garden, mainly laid to lawn measuring approximately 0.3 of an acre with a pretty rockery in the centre, some mature trees and lovely views. The cellar can be accessed via the garden of The Bullcot where steps lead down to a lower vault and further steps lead up to an upper vault.

## KEY INFORMATION

**Agents Note:** The neighbouring property has the right to cross the entrance to the driveway to access their own property.

**Services:** Private water supply via a borehole that serves both properties. Mains electricity, oil fired central heating, each property having its own separate supply and each property has their own septic tank.

**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 Redhill Farm:** H  
**Council Tax Band The Bullcot:** B

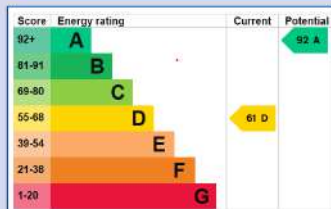
**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644

**Viewings:** Strictly by appointment with the selling agents

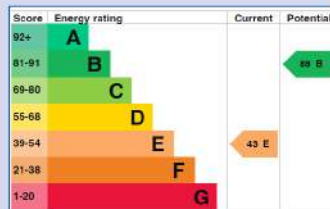
**Directions:** From Monmouth proceed over the bridge and turn left towards the Shell Garage. At the mini roundabout take the 2nd exit signed posted Mitchel Troy. After passing the Premier Inn, take the right hand turning for the 'Link Road'. At the end of this road turn left. Keep going and take the next left onto Wonastow Road. Continue until you reach the entrance to the property on the right.

 gifts.resting.snooping

## ENERGY PERFORMANCE CERTIFICATE



The Bullcot



Redhill Farm



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