



**Granville Street**  
Monmouth, NP25 3DR

 **DAVID JAMES**



# Granville Street

Monmouth, NP25 3DR

- Situated in the historic area of Monmouth town
- Delightful period house
- Flexible accommodation including large sitting room, kitchen / dining room and study
- Three bedrooms and a bathroom
- Landscaped garden including patio and level lawn
- Parking

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www.david-james.co.uk

## DESCRIPTION

A period house which is now a comfortable home with large rooms and a light ambience and character features including stripped pine balustrade and staircase, pine doors and large period style windows., with the benefit of a cellar. Outside the property enjoys a landscaped garden and gravelled parking area.

## SITUATION

Situated just off St James Square, tucked away behind the main row of houses in a highly sought-after location in this historic part of the town within walking distance of the town centre. Monmouth offers a comprehensive range of amenities with both local shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth comprehensive, both within walking distance. The town of Monmouth is situated on the river Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

## ACCOMMODATION

A porch with

Part glazed door opening to the Hall, hanging space, window to side.

### Sitting Room/Dining room

Dual aspect windows looking out to the beautiful garden. A spacious room with the sitting area opening to an ample dining area with a pine staircase off to the first floor. Beyond this is the:

**Study** with a high level window and door opening to wooden stairs and handrail down to the CELLAR providing storage/workshop space etc.

The **Shower Room** comprises a fitted white suite with lavatory, hand basin and corner shower cubicle and shower.

### The Kitchen/Breakfast Room provides a

Tastefully fitted with a range of wall and floor units with ample work surface and incorporating a one and a half bowl sink and drainer, plumbed for washing machine and dishwasher, with an integrated oven and grill with extractor over and four ring hob, extending to a peninsular unit providing a breakfast bar, beyond which is an area suitable for a dining table. A window looks out to the garden and up to The Kymin. High beamed ceilings. A stable door currently forms part of the rear wall but is not a routine access point (could be used for private movement between this property and The Old Dispensary if both properties are bought together) .

## First Floor

### Landing

**A Master Bedroom** has a large window affording views of The Kymin and garden. Fireplace with period surround. **Bedroom Two is a** double bedroom with window to side, original fireplace (feature) and large storage cupboard.

**Bedroom Three** is a single bedroom with wall mounted tv point and generous overstairs hanging and storage cupboard with a window allowing views to The Kymin,

**The Bathroom has a** Large bath with tiled surround corner shower, lavatory, wash hand basin and corner storage cupboard, obscured double glazed windows, ceiling spotlights.

## OUTSIDE

A gate opens off Granville Street to steps up to the porch and front door. There is a wooden decked area and paved terrace opening to a level lawn with raised vegetable and flower beds at the rear.

## EPC BAND: E

## SERVICES

All mains services

## TENURE

We are advised Freehold

## LOCAL AUTHORITY

Monmouthshire County Council

Tax Band: F

## VIEWING

Strictly by appointment with the Agents:  
David James, tel 01600 712916.

## GUIDE PRICE

Offers in the region of £495,000



## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

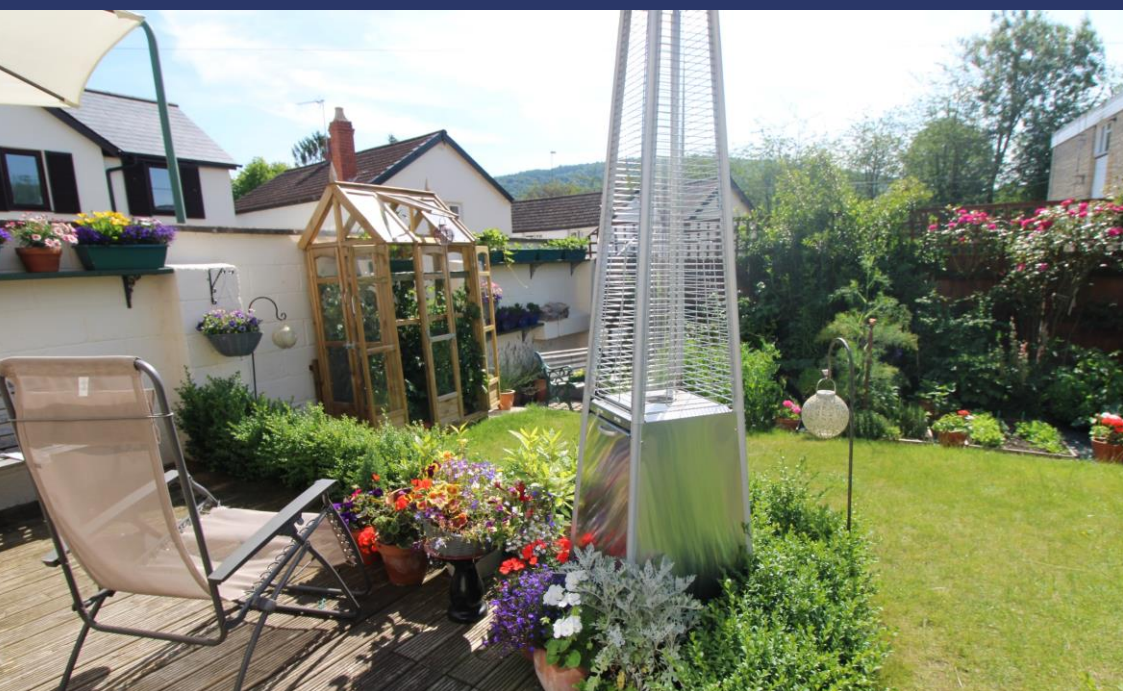
## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







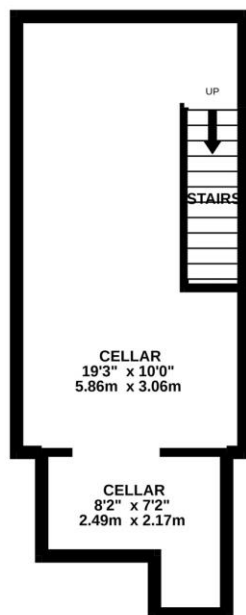




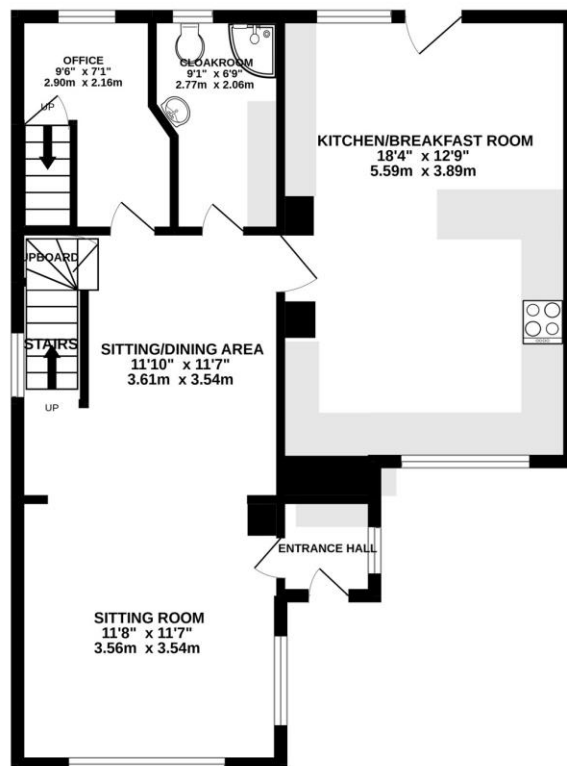
## FLOOR PLAN



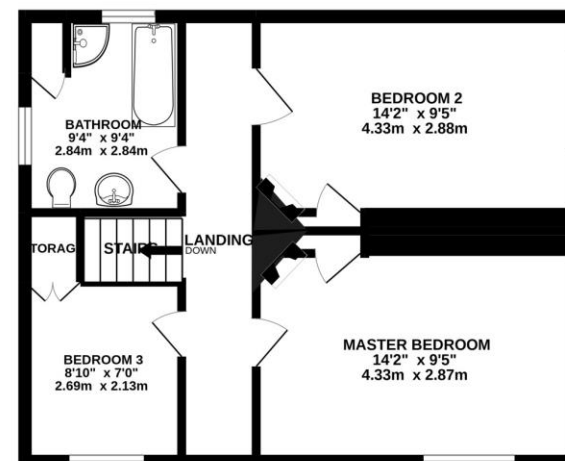
**BASEMENT**  
238 sq.ft. (22.2 sq.m.) approx.



**GROUND FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



**1ST FLOOR**  
459 sq.ft. (42.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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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