



Brookhill House
Mitchel Troy Common | Monmouth | Monmouthshire | NP25



Step inside

Brookhill House

Guide price £895,000

Off a quiet lane and nestled within about three acres of spectacular land inside the magnificent Wye Valley Area of Outstanding Natural Beauty, this four-bed, detached house is a special home offering an idyllic country lifestyle. Brookhill House is a handsome abode elevated above the mesmerising Monmouthshire landscape which creates breathtaking, panoramic views to the Black Mountains and famous Sugar Loaf from its glorious gardens

The thoughtful design of this spacious and light, much-loved family home ensures there are plenty of places to enjoy lingering and admiring the panoramic view from inside too, including an abundance of large windows and an intimate first-floor balcony. Inside, the welcoming and comfortable house has three spacious reception rooms, a games room and four double bedrooms that includes a vast principal suite that runs from the front to the rear of the property.

Outside there are walks to enjoy through a bluebell covered woodland and mature gardens that include an orchard, vegetable plot and heated swimming pool set against the constantly enthralling and ever-changing backdrop of the astounding rural vista. As well as the location cocooned by peaceful countryside, the home is also perfectly positioned to combine a rural retreat for a life less stressful with the convenience of being only about three miles away from Monmouth.

The popular town offers a range of independent shops plus famous High Street brands such as Waitrose and Marks and Spencer; and an abundance of cafes, pubs and restaurants. The town and surrounding area is an attractive location for families, with a choice of top educational offerings including the Haberdashers' Monmouth independent boys' and girls' schools. With easy access to transport links to further afield Newport, Cardiff and Bristol, the property has the perfect balance of an outstanding rural location with connections to larger urban areas in any direction.

Step inside:-

Arrive at the front gate of this attractive home and the driveway gently rises to the elevated front terrace that is a bonus outdoor space sure to impress as it welcomes visitors.

Step inside and the central hall is the gateway into a home that is full of light accompanied by an instantly welcoming ambience that emanates through each spacious room created by 37 years of family memories that span from the current owners' children through to grandchildren.

It is thought that the house has its origins in the 1930s but has been extended over the years to create a family home that flows through connected rooms but can also offer more intimate, separate spaces.

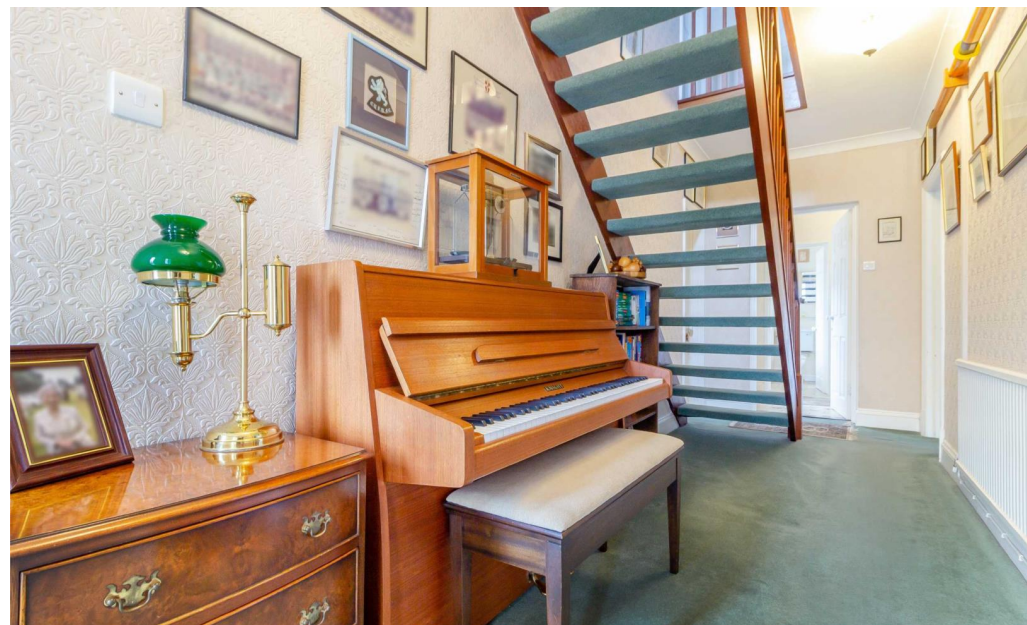
To the right is the cosy snug that can boast one of the characterful bay windows that flank the front door so the rural view can join anyone who is happily watching television, working at a window desk, or using this space as a music room or library.

Across the hall is a large formal dining room that instantly impresses with a choice of captivating views through the windows. To the front the panoramic landscape will enthrall, to the rear the astoundingly beautiful garden will distract, and to the side, through the archway to the lounge the third vista looks out over the meadows.

Wandering through the archway reveals the sizable, comfortable lounge which can boast a front bay window and a picture window perfectly framing a vista of the rear garden. The generous, sociable room is centred around a fireplace that is home to a Jotul wood burning stove bringing character as well as warmth to the space.

The generously proportioned, well-equipped kitchen is cloaked in wall and base units in a classic country-style complementing the ceiling beams and can easily accommodate a table and chairs for a relaxed dining experience.

The much-loved, spacious home is versatile enough to change with the needs of a growing family, with the games room at the rear of the home the perfect example. This substantial space has seen table tennis battles through the years and has been a garden room due to its direct access to the garden via French doors. The room is currently being used for storage and would also make a very pleasant and palatial home office.



The rear of the home also has practical spaces for supporting a busy family's life, with a rear entrance hall a bonus for welcoming muddy boots, children and dogs that has access to a cloakroom and utility room where there are homes for the boiler, washing machine and tumble dryer.

Up to the first floor and the galleried landing has access to the family bathroom, three double bedrooms and a principal bedroom suite so spacious it runs from the front of the house right to the back.

A previous owner has combined two former bedrooms to create this enviably large suite. There's an area for a substantial bed in the centre and an area at the front that can boast the exceptional rural view and is another versatile space - it can easily be designed as a dressing area, lounge or even a work space.

Through an archway on the way to the four-piece en-suite at the rear of this principal bedroom there are built-in wardrobes tucked away to provide ample storage and free up the bedroom space from extra bulky furniture.

From the galleried landing there is access to the first-floor balcony which is a cleverly integrated bonus outdoor space, flanked between the two symmetrical wings of the house, and maybe the best location to become totally immersed in the expansive view from the most elevated

Directions

Exiting Monmouth on the B4293 (on the portal road) for Mitchel Troy, Trellech and Raglan. Take the left turning to Penallt, Trellech and Chepstow (B4293).

Proceed ahead taking the first right turning towards Mitchel Troy Common. As the road bends to the right take the left turn and the property is on your left.







Step outside

Brookhill House

Step outside and wandering through the private, magical garden and about three acres of land is an enchanting experience. There is a wonderful walk through a bluebell carpeted wood lit by dappled sunlight, drenched in nature and wildlife, and accompanied by bird song and insect chatter. Choose a relaxing stroll through the mature gardens via an abundance of routes that include happening upon an orchard, a vegetable plot, and two wildlife meadows which have been recognised by Gwent Wildlife Trust as a Local Wildlife Site'.

To complete the tranquil rural scene, there is also a picturesque babbling brook ambling through the land with a classic stone bridge, ensuring the delightfully gentle sound of trickling water is added to the wildlife soundtrack that envelopes this fabulous home.

The outdoor, heated swimming pool and patio at the rear of the house, nestled within the rear lawn, is the place to soak up the sun, enjoy alfresco dining, and relax on a lounge accompanied by a relaxing holiday ambience that this idyllic location can provide.

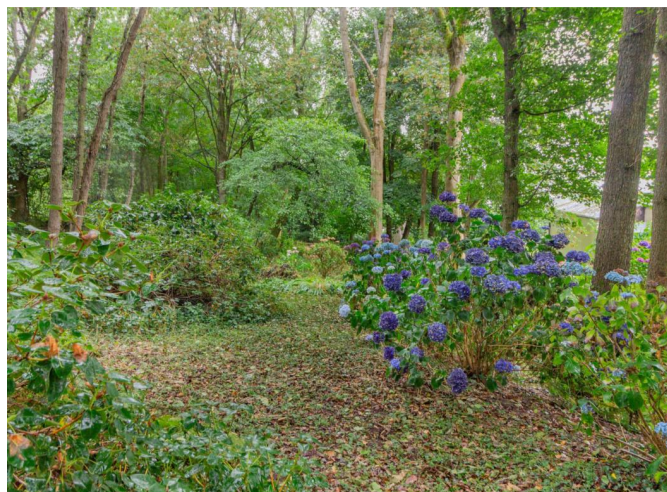
The pool and patio can welcome the best parties in the area, years of family fun, and a refreshing early morning swim, with the water heated by an air source heat pump that captures heat from the air and transfers it to the pool, making it economical to run. But if a daily dip or pool-side existence is not required, the pool can easily be filled in to create a super-sized garden terrace so the socialising in the sun doesn't stop, it expands into the garden and rolls out towards the perfectly manicured lawns.

The garden can offer many places to linger and lounge in peace or invite family and friends to enjoy social gatherings and alfresco dining, including a house hugging patio directly accessed from the rear of the house. At the front entrance of this gem of a property is another thoughtfully positioned garden terrace, a special spot to sit and admire the breath-taking view at any time of the day or night, any time of the year.

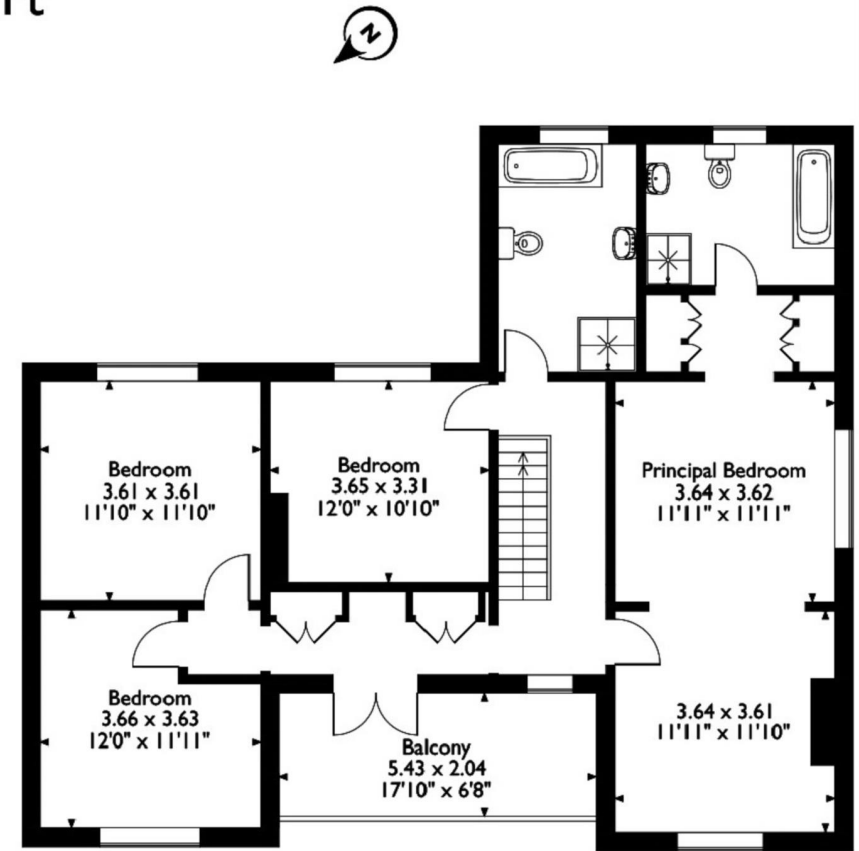
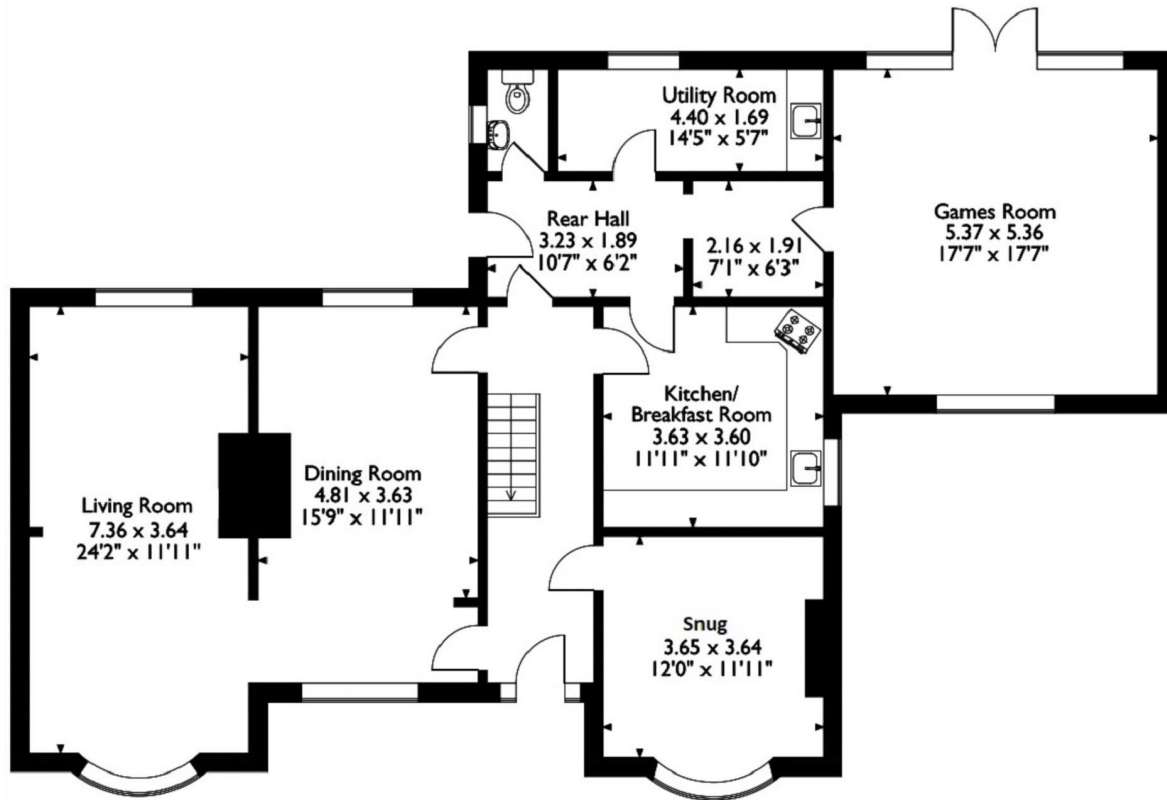
From a morning coffee to a nightcap drink under the hypnotic blanket of stars, from crisp winter frosts to the first buds of spring, the front terrace is a fabulous addition to the house that offers a front row seat to the changing seasons and the phases of the day into night.

The garden can offer practical as well as picturesque, with ample parking and a generous, detached, double garage as well as a mini greenhouse.

The peaceful grounds and the much-loved home in this elevated position above Mitchel Troy Common are constantly accompanied by the mesmerising panoramic view that sweeps across the Monmouthshire landscape, over the treetops and pretty patchwork of fields, to the peaks of the Black Mountains that hug the horizon adding to the uniqueness of Brookhill House.



Approximate Gross Internal Area 249 Sq M/2680 Sq Ft

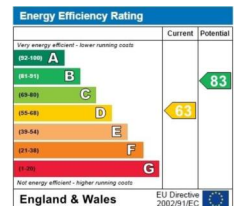


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 4JG | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





Fine & Country
Tel: 01600 775930
monmouth@fineandcountry.com
2 Agincourt Square, Monmouth, NP25 3BT