



Upper Redbrook Monmouth NP25 4LU  
£950,000 Freehold

**RICHARD BUTLER**  
SALES AND LETTINGS

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A greatly improved, extremely spacious and beautifully situated four bedroom detached cottage with garage/office/annexe complex. Stunning gardens of approximately 2 acres with picturesque trout lake. Private gated entrance providing complete privacy.

- \* Entrance Vestibule \* Reception/Dining Hall \* Living Room \* Kitchen/Breakfast Room \* Oak Framed Garden/Sun Room \* Utility \* Music/Sitting Room
- \* Ground Floor Bedroom with Shower Room \* Three First Floor Bedrooms \* Two Bathroom/Shower Room
- \* Garage & Car Ports with Office Above & Ground Floor Office (Potential Annexe) \* 2 Acre Gardens & Trout Lake \* LPG Central Heating \* EPC Rating: E

Old Foundry Cottage occupies an outstanding private setting amidst some 2 acres of delightful gardens and grounds, which include a beautiful trout lake. The Wye Valley village of Redbrook is nearby and has a range of amenities including shop, post office, church, village school, two public houses and bus service. The property is situated just three miles from the popular market town of Monmouth which has a range of amenities including the highly regarded Haberdashers school. The Severn Bridge is only about 15 miles away, Hereford City approximately 23 miles and Gloucester, Newport and Bristol some 30 miles.

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**The property is entered via:** Full glazed door with oak glazed double glazed side panels leading into:

**Reception Hall: 15'4" x 4'1" (4.67m x 1.24m).** With part brick block and part ceramic tiled flooring. Exposed stone elevation. Vaulted beamed ceiling with spot light rail. Studded oak door leading into:

**Living/Dining Room: 32'7" x 14'7" (9.93m x 4.44m).** A beautiful oak staircase with ornate balustrading, being a dominant feature of the room leading centrally up. Additionally, stone fireplace with heavy oak mantle and multi fuel burning stove. Beamed ceiling with spotlights, radiator, power points. Oak flooring. additional back to back fireplace with archway leading though to:

**Living Room: 21' x 15' (6.4m x 4.57m).** A lovely light and spacious room having double sided multi fuel burning stove with back boiler linked to heating system, brick surround and heavy oak mantle. Double glazed window to front aspect with marble top sills. Two double glazed windows to side aspect with lovely views over patio and onwards to the lake. Additionally, a pair of french doors leading out to the other side of the property. Power points, three radiators, wall light points and up lighters.

**From the Dining Room and Oak glazed door leads through to:**

**Kitchen/Breakfast Room: 19'5" x 14'1" (5.92m x 4.29m)** Having a wonderful fitted kitchen in oak with marble effect work surfaces, inset granite effect sink with mixer tap. Concealed dishwasher. Central island unit with built in 'AEG' induction hob with extractor hood over. Large counter top with breakfast bar. Two built in 'AEG' stainless steel eye level fan ovens, one being steam oven. Space for American style fridge/freezer with plumbing. Kick panel heater. Step in shelved corner pantry with light. Ceramic tiled flooring in Chinese slate effect. Inset LED ceiling spotlights. Tall radiator. Feature stone elevation. Two double glazed uPVC windows taking full advantage of the views over the lake.





Additional bi-fold doors leading out to patio area. Built in sound speakers. Oak door leading to:

**Lobby Area:** With oak flooring and coat rail, radiator. Arch through to:

**Rear Porch/Utility:** With plumbing for an additional fridge. A lovely area with Travertine style flooring with underfloor heating, feature leaded stained glass windows. Glass ceiling and uPVC double glazed door out to garden.

**From the dining/sitting room a squared arch leads through to:**

**Additional Sitting Room/Music Room/Snug: 17'2" x 12'10" (5.23m x 3.91m).**

With beautiful stained glass window giving natural light from the rear lobby. A lovely room with oak exposed ceiling beams, skirting and architraves.

Underfloor heating. Ceiling spotlights, power points. Double glazed french doors leading to outside.

**Utility Room: 11' x 6' (3.35m x 1.83m).** Well fitted with a range of base and matching wall units. Plumbing for washing machine, space for dryer. Belfast sink with mixer tap. Ample work surfaces with tiled surround. Wall mounted Worcester gas fired boiler supplying domestic hot water and central heating, this is also linked to the two multi fuel stoves. Ceramic tiled flooring

**From the hallway a doorway leads to:**

**Ground floor Bedroom Suite:** Entrance vestibule with oak ceiling. Double glazed window to front aspect.

**A large double bedroom: 15' x 14'5" (4.57m x 4.39m).** With plenty of natural light with two uPVC double glazed windows, uPVC double glazed window to rear aspect. Oak effect laminate flooring, exposed beamed ceiling, radiator, power points, wall light points and picture light. Door to built in wardrobe.

**Shower Room: 10'9" x 6'2" (3.28m x 1.88m).** With large shower cubicle with mains shower and fully tiled walls. Low level WC. Counter top basin with cupboards beneath. Double glazed window to rear aspect. Exposed ceiling beam. Tall heated towel radiator. Fully tiled walls.

**From the dining/sitting room an oak staircase leads up to:**

**Half Landing:** Steps up to mezzanine oak framed **Sun Room: 17'4" x 13' (5.28m x 3.96m).** With vaulted oak beamed ceiling with spotlights. Double glazing to three sides with oak framing taking full advantage of the lovely rural aspect. Wide oak floorboards with underfloor heating and glazed door out to the garden upper level.

**From the half landing a staircase continues up to:**

**Main Landing:** With beamed ceiling, double glazed windows to front. Door to walk in airing cupboard with shelving, radiator and light. Access to roof space. Tall modern radiator. Door leading into:

**Master Bedroom Suite:**

**Entrance Vestibule:** With exposed beamed ceiling, power points, wall light point. Archway through to:

**Main Bedroom Area: 19'7" x 13'10" (5.97m x 4.22m).** Incorporating two good sized wardrobes with oak panelled doors. A fantastic light and spacious room with vaulted ceiling, two velux windows. uPVC double glazed window to front aspect and uPVC double glazed french doors leading out balcony with fantastic views over the lake. Door to:

**En-Suite Bathroom:**

Having uPVC double glazed window to rear aspect. Panelled bath. Large glazed and fully tiled shower cubicle. Low level WC. Chromium heated towel radiator. Range of fitted cabinets with twin wash hand basins. Fitted cupboard housing hot water tank and immersion heater. LED ceiling spotlights.

**Bedroom 4: 11' x 11' (3.35m x 3.35m).** With wrought iron glazed window from sun lounge. Vanity unit with hot and cold water and cupboards beneath. Built in wardrobe. Beamed ceiling, radiator, power points and wall light points.

**From landing door leads though to:**

**Guest Suite:** With inner lobby having double glazed window to front aspect. Radiator, beamed ceiling. Door through to:

**Bedroom 14'7" x 13'9" (4.44m x 4.19m).** Again, a good sized double room with feature oak beamed ceiling. Plenty of natural light having uPVC double glazed window to rear and front aspects. Built in mirror fronted wardrobe. Vanity unit with inset wash hand basin, hot and cold. Wall light point, shaver point. Radiator.

**En-Suite Shower/Bathroom: 12' x 10'10" (3.66m x 3.3m).** With large corner glazed shower cubicle with multi head shower. Central bath tub. His and hers wash hand basins. Bidet, low level WC. Fully tiled walls, inset ceiling spotlight, beams. Door to airing cupboard housing hot water tank with immersion heater.





**Outside:**

**Garage and Annexe.**

**Single Garage and Large Open Car Port: 24' x 20' (7.32m x 6.1m).** With lighting and power points. Could potentially be turned into full garage adding doors.

**Annexe:**

Oak front door leads into:

**Main Living Area: 19'4" x 13' (5.89m x 3.96m).** A lovely cruck frame oak construction with a wealth of exposed beams. High vaulted ceiling with apex double glazed window. Additional double glazed windows to front and side aspects. Spotlights, two radiators, power points.

**Inner Area:** With oak base unit with inset sink unit, mixer tap and additional storage cupboard with power points. Oak panelled door to:

**Shower Room:** Having low level WC with concealed cistern. Pedestal wash hand basin. Large glazed and tiled shower cubicle with electric shower. Tall radiator. Double glazed window to rear aspect.

**Central open tread staircase leads up to:**

**First Floor:** With oak floor landing area with low level doors giving access to storage space. Leading into:

**Main Area: 20'4" x 14'7" (6.2m x 4.44m).** With velux window to side aspect. Fully glazed window to front aspect giving views towards the lake and garden. Radiator, power points, eaves storage. Central heating supplied by wet electrically operated system.

**Outside:**

Set within the front boundary is the principle area of domestic garden which comprises a large shaped lawn interspersed with a variety of ornamental and specimen trees and with attractive rockers to three sides.

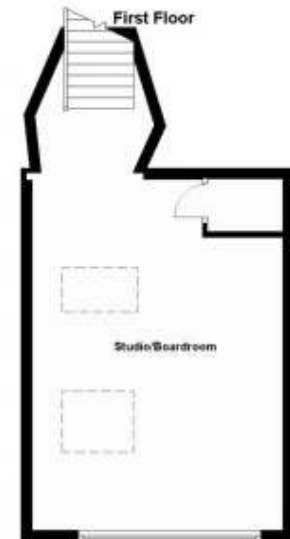
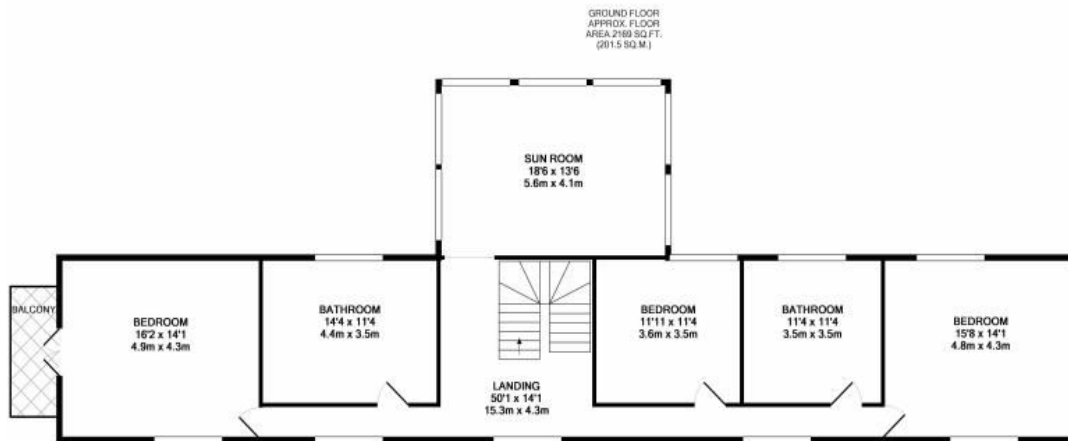
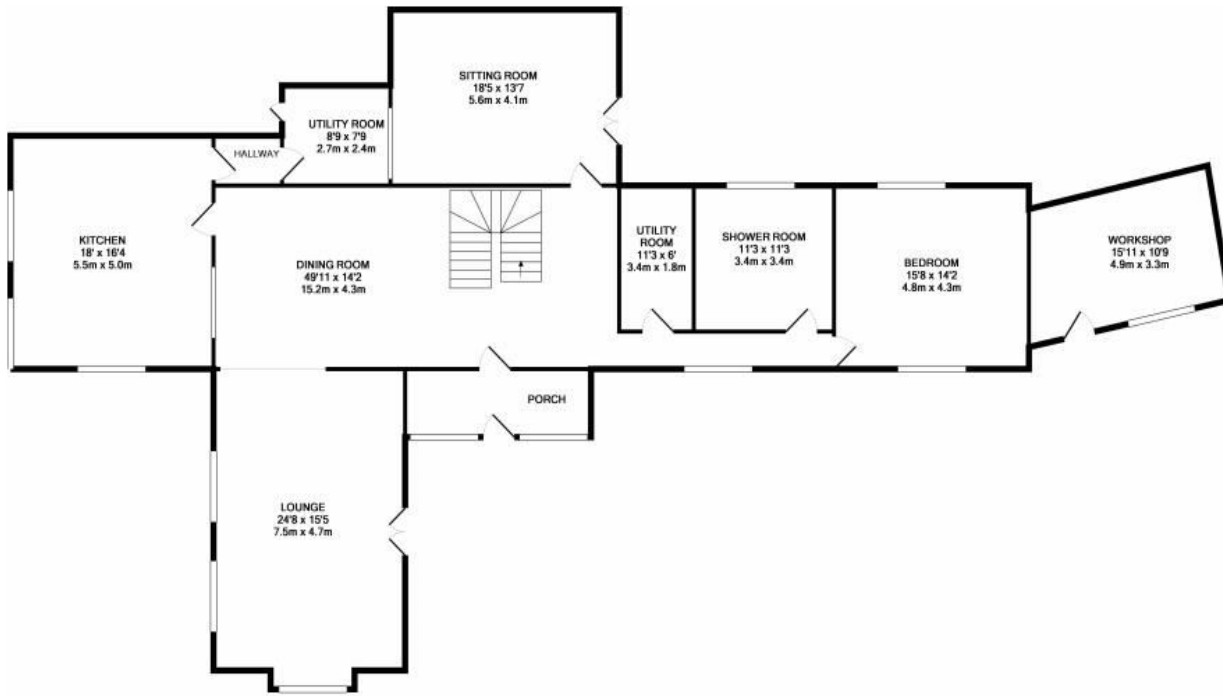
Beyond here, is a further large flagstone L shaped terrace with fencing and gated access leading onto the large lake which forms an outstanding feature to the property and is believed to extend to about half an acre. The lake is fed by a stream with trout and small island. It is bordered by trees and attractive wetland plants. Running up behind the house is a grassed area with greenhouse and vegetable plots. There are sloping access points to allow access for machinery.

**Directions:**

Once in Redbrook take the turning for Newland and Coleford. Pass under the bridge and continue up the hill until you see a pink property on the left hand side. The entrance to Old Foundry Cottage is almost directly opposite.







Certain items shown in photographs are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property



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