
PENALLT DEVELOPMENT

An Exclusive Development Of 2 X 5 Bedroom Houses On The Edge Of The Historic Market Town And Wye Valley



GUIDE PRICE OF £765,000

Two new 5 bedroom executive homes situated in the idyllic countryside of Penallt, with the beautiful town of Monmouth and the Wye valley only 10 minutes away, this is a great location for either a young family or even a retired couple.

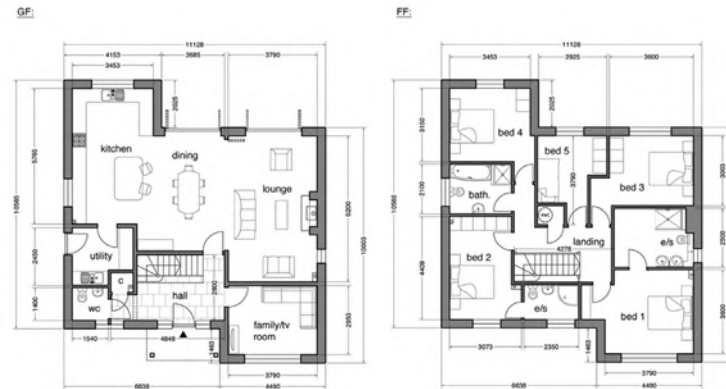
Both properties will enjoy an excellent, accessible location in a renowned area of Monmouthshire with Penallt situated on the edge of the spectacular Wye Valley. Penallt has a good range of local amenities including Badminton Meadows Recreation Area, Tennis Club, Pelham Village Hall and Public House, Inn at Penallt.

The new dwellings front onto a country lane which connects Penallt to the Monmouth/Chepstow Road (B4293). Easy access is available by road to the A40 at Mitchel Troy/Monmouth, which directs connectively to the M4 & M50. The M48/M4 is also easily accessible at Chepstow.

The homes provide for two modern executive styled dwellings of an appealing traditional character and design. The five-bedroom houses both have independent accesses from the highway and detached double garages.

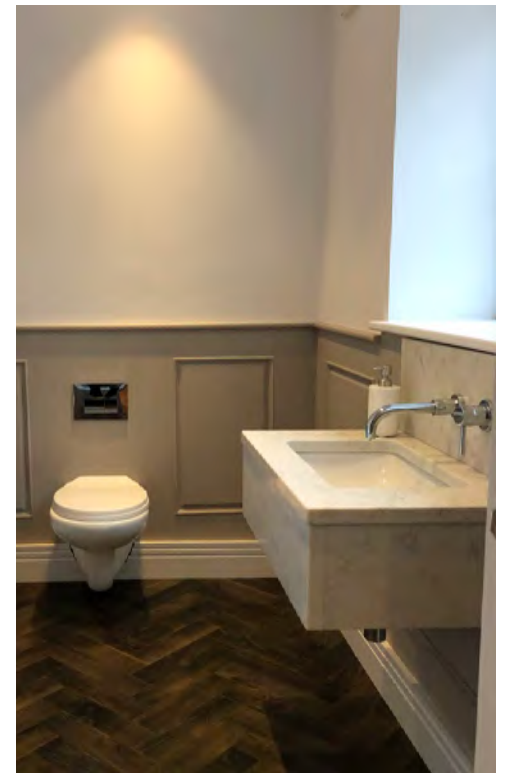
The accommodation set out over two floors. The ground floor accommodation includes a Utility Room, separate Cloakroom; Spacious Kitchen with open plan Dining Room, Sitting Room with bi-fold doors to outside patio terrace, Family Room/Study, along with central staircase situated in a Reception Hall.

The first-floor accommodation accessed via the central staircase from the Reception Hall will lead to a central Landing providing access to the Master Bedroom with Dressing Room & En-suite Shower Room. Three further first floor double Bedrooms, one with an additional En-suite Shower Room and a separate family Bathroom & Shower Room.



PLOT 2





SG RAYNER HOMES offer a high quality specification at the development in Penallt.

Meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification.

You can expect:

- Beautifully designed kitchens in a range of traditional and contemporary styles, complimented by fully integrated appliances
- Choice of solid granite or quartz work surfaces to kitchen*
- Oak finish staircase and internal doors
- Log burner
- Fitted wardrobe to master bedroom, bedroom 2 and 3
- Double glazed timber windows
- LPG gas central heating, controlled remotely
- Underfloor heating throughout ground floor and bathrooms
- TV points fitted to the lounge, family area, bedrooms
- Phone points to the hall and kitchen
- Wiring for TV satellite from roof space
- Walk-in-shower wet room to the master ensuite and bedroom 4.

Our representatives will take you through all you need to know about the process of buying a home from SG RAYNER HOMES and will be delighted to provide a full specification for the home you have chosen. We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.

Upgrades Available:-

- Sonos system including; ceiling speakers to hall, family room, kitchen and main bedroom,
- Pre-wired for external CCTV cameras and Electric gates,

Specification Images are representative only and may include optional upgrades.

* Subject to build stage

THE PENALLT AREA

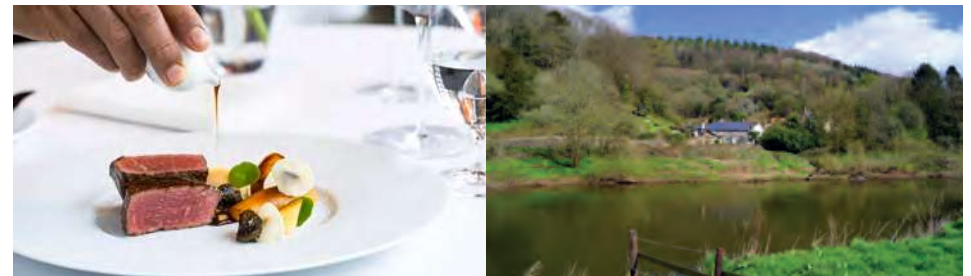
Penallt (also spelt Penalt) is a village standing on the high ground south of Monmouth, above the west bank of the River Wye in the Wye Valley Area of Outstanding Natural Beauty.

The village boasts some 200 houses, two local village pubs and a Michelin star restaurant with 4 AA rosettes, plus private tennis and cricket clubs. The Local catchment primary school is Trellech Primary School and Highschool options include Monmouth Comprehensive, Monmouth Haberdasher Boys School and Monmouth Haberdasher School for Girls.

Nearby, the Penallt Old Church Wood is a 10-acre (40,000 m²) nature reserve. This deciduous woodland forms a habitat for pied flycatchers, nuthatches, tree pipits, treecreepers and sparrowhawks, as well as plants such as wild daffodils and moschatel.

Penallt Old Church is about a mile north of the village. The heavy oak door bears the date 1532. The church was restored in 1887. The church dedication is unknown, though there is a local tradition that it was St James, the patron saint of pilgrims.

The Argoed, a 17th-century mansion, lies to the south-east of the village was once owned by the father of Beatrice Webb, the British socialist, economist and reformer. Robert Plant also owned it in the 1980s. George Bernard Shaw stayed with the Webb family and described Penallt as a "special place". Other residents of the village include Jeremy Cook, the BBC's rural affairs correspondent, and Television presenter Kate Humble. Walter Keeler is a renowned potter specialising in salt glaze pottery.



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