



Rear elevation

St John's
11, Glendower Street | Monmouth | NP25 3DG



St John's

Arguably one of Monmouth's finest houses.

- 3 Reception rooms
- 6 bedrooms
- 3 Bath/shower rooms
- Extensive and private walled garden
- Private parking and garages
- Grade II Listed

St John's is one of Monmouth's finest houses, unassuming from the front and grand at the rear. It is a substantial period town house with spacious reception rooms and a large private walled garden backing onto Chippenham Mead giving a parkland outlook. Dating back from the 17th Century with early 19th Century additions and Grade II listed, the house opens into a handsome reception hall with an impressive staircase, which runs through the heart of the house.

Doors lead off to the main reception rooms which have in recent years been reopened to their original proportions. Much of the original character and period features remain including shuttered windows, dado rails, polished floorboards, exposed beams and some excellent fireplaces.





OUTSIDE

The south facing gardens are a complete delight. From the Coalbrookdale verandah, stone steps lead down to a lawn flanked by high brick walls, herbaceous beds and flagstone paths. This opens up to a larger area of formal lawn with low banks, gravelled pathways and a variety of mature shrubs and fruit trees which combine to create a riot of colour. The flanking stone walls ensure privacy and security, and a garden gate opens onto Chippenham Mead Park. To the side a door leads through to a tarmac parking area with 2 garages owned by St John's and additional private parking space.

LOCATION

St John's is in the heart of Monmouth yet remains one of its best kept secrets. The town is renowned for its largely unspoilt and historic town centre with a plethora of Georgian and earlier buildings and parks. St John's is situated within 200 metres of Agincourt Square, the town centre and Monnow Street, whilst Waitrose and Marks and Spencer's are a short walk across the park from the garden gate. The Haberdashers' Monmouth Schools and the respected comprehensive are close by, whilst Monmouth Police Station is at the entrance to the driveway. Communications are excellent with the A40 dual carriageway providing fast access to the national motorway networks and there are intercity rail stations at Newport and Bristol Parkway. This area of Monmouthshire is known for its beautiful scenery and open spaces. Recreational opportunities include local cricket, rugby and rowing clubs; 2 leisure centres; cinema and theatre; golf at the nearby Rolls of Monmouth; fishing on the Monnow and Wye; and there are glorious walks and rides through the surrounding countryside.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired heating.

TENURE

Freehold.

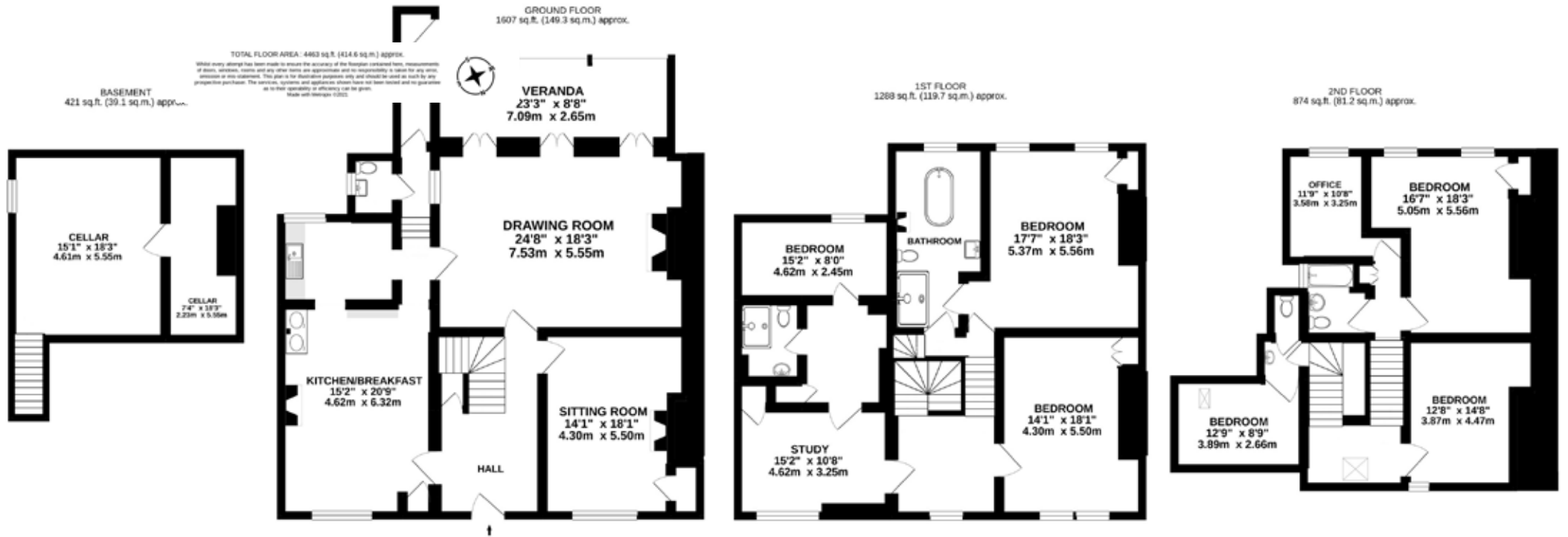
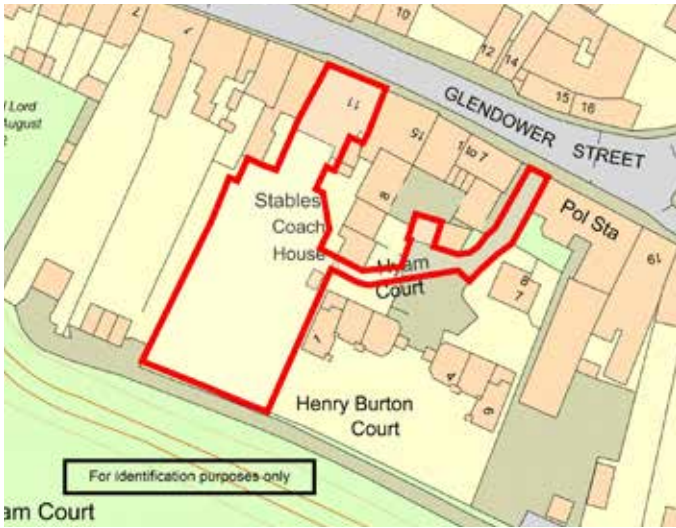
FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

LOCAL AUTHORITY

Monmouthshire County Council.





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