

**The Coach House**  
**St John Street, Monmouth**



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*





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## The Coach House

### St John Street, Monmouth

This ideal investment opportunity is in the heart of the town. Set around an attractive central courtyard this very tastefully converted boutique restaurant and B&B was formally a town centre Coach House back in the 18th century. Extensive and very characteristic this impressive period property is set on 3 independently accessed floors. A separate, attractive 2 storey outbuilding has a lapsed planning consent to convert into a 2-bed residential dwelling. Off road parking.

## Offers over £450,000 Freehold

Attached with a painted white render and inset wooden sash and casement windows under pitched tiled roofs. The first and second floors are accessed via a wrought iron external staircase from the courtyard. All mains services with gas central heating to radiators. Fixtures and fitted can also be sold with the property.

**THE GROUND FLOOR:** fully fitted out to a very high standard with a fully functional bar, stainless steel commercial kitchen, a 40 + cover restaurant and separate Ladies, Gents and disabled toilets. **THE FIRST FLOOR:** has four fully functional double bedrooms with modern white suites. **THE SECOND FLOOR:** has four residential unconverted rooms. There is potential for a residential change of use subject to obtaining planning and listed building permissions.

#### **PROSPECT HOUSE:**

Two storey and separated across from the courtyard, it is attached with a white painted render and brick exterior with inset wooden casement windows under a pitched clay pan tiled roof. Used for storage and utility space it benefits from many original features including exposed beams, trusses, raked ceilings and original windows and doors. The former consent for residential use has a planning reference no; DC/2006/01096. Providing it with excellent potential as a holiday rental, annexe or guest accommodation.

#### **FULL DETAILS:**

#### **THE COACH HOUSE:**

The entrance is from the central courtyard through double doors opening into:

#### **ENTRANCE LOBBY:**

Coir matted entrance with double doors into:

#### **RECEPTION AREA/BAR: 5.28m x 4.29m (17'4" x 14'1")**

Fitted and functional bar. Doors into Ladies, Gentleman's and disabled W.C.'s. Opening into:

#### **RESTAURANT: 9.32m x 5.79m (30'7" x 18'12")**

Windows to front and side. Currently utilised for 40+ covers.

#### **INDUSTRIAL KITCHEN: 4.02m x 2.74m (13'2" x 8'12")**

Fully fitted stainless steel commercial kitchen. Doors out to courtyard with window above.

#### **SPLIT LEVEL FIRST FLOOR LANDING:**

Approached via an exterior staircase. Doors into the following:

**BEDROOM 1: 3.72m x 3.35m (12'2" x 10'12")**

Window to front. Integrated wardrobes with sliding doors and hanging rail. Door into:

**EN-SUITE:**

Modern white suite comprising low level W.C, basin with pedestal, shower cubicle with electric shower and hinged door. Chrome towel rail. Mirror with shaver light above. Tiling to dado height.

**BEDROOM 2: 4.68m x 3.76m (15'4" x 12'4")**

Window to front. Original fireplace on a stone hearth with red brick lining. Door into:

**EN-SUITE SHOWER ROOM:**

Modern white suite comprising low level W.C, basin with pedestal, shower cubicle with electric shower and sliding door. Chrome towel rail. Mirror with shaver light above. Tiling to dado height.

**BEDROOM 3: 3.66m x 3.51m (12'0" x 11'6")**

Window to back. Door into:

**EN-SUITE SHOWER ROOM:**

Modern white suite comprising low level W.C, basin with pedestal, shower cubicle and chrome towel rail. Mirror with shaver light above. Tiling to dado height.

**L-SHAPED BEDROOM 4: 5.27m x 2.79m (17'3" x 9'2") 5.27m into 2.79m x 5m**

Windows to back and side. Integrated double wardrobes with hanging rails. Door into:

**EN-SUITE BATHROOM:**

Obscured glazed window to courtyard. Modern white suite comprising low level W.C, basin with pedestal, and panelled bath with thermostatic shower over. Chrome towel rail. Mirror with shaver light above. Tiling to dado height. Door into storage cupboard.

**OFFICE/LAUNDRY ROOM: 3.55m x 2.48m (11'8" x 8'2")**

Window into courtyard. Vaillant wall mounted gas fired boiler providing central heating and domestic hot water. Space and plumbing for a washing machine and tumble dryer under wooden worktop.

**SPLIT LEVEL SECOND FLOOR LANDING:**

Approached via an exterior staircase. Storage cupboards and doors into the following:

**ROOM 1: 3.62m x 2.51m (11'11" x 8'3")**

Window into courtyard. Loft access hatch.

**ROOM 2: 4.11m x 3.05m (13'6" x 10'0")**

Window to front. Loft access hatch.

**ROOM 3: 3.76m x 3.30m (12'4" x 10'10")**

Window to front. Loft access hatch.

**BATHROOM:**

Rooflight. Bath and sink which has been capped off.

**W.C:**

Window to courtyard. W.C and plumbing for a hand basin which have been capped off.

**OUTSIDE:**

Off road parking for one car within the entrance. Wrought iron gates open into the attractive walled, paved courtyard with central water feature, which can accommodate approximately 20 covers or parking for a further 2 vehicles. There is an external metal staircase to the first and second floors of The Coach House. Side storage area.

**PROSPECT HOUSE:**

The main entrance is from St John's Street through double doors, opening into:

**GROUND FLOOR: 9.04m x 5.30m (29'8" x 17'5")**

Window to front. Secondary door into courtyard. Entrance area with staircase to first floor. Large open plan room currently utilised as a workshop and storage area with a small, partitioned storage room with further door into courtyard.

**FIRST FLOOR: 8.68m x 5.30m (28'6" x 17'5")**

Window to front and back. Original Hayloft door. Large open plan room with exposed beams and trusses with raked ceilings.

**SERVICES:**

Mains gas, water, electricity and drainage. Council Tax Band C (Top floor of The Coach House only). EPC Rating E.

**DIRECTIONS:**

From our office walk down Monnow Street, after a short distance take the first left turning onto St Johns Street. After 20 yards you will see the properties set around the courtyard on your right hand-side.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.







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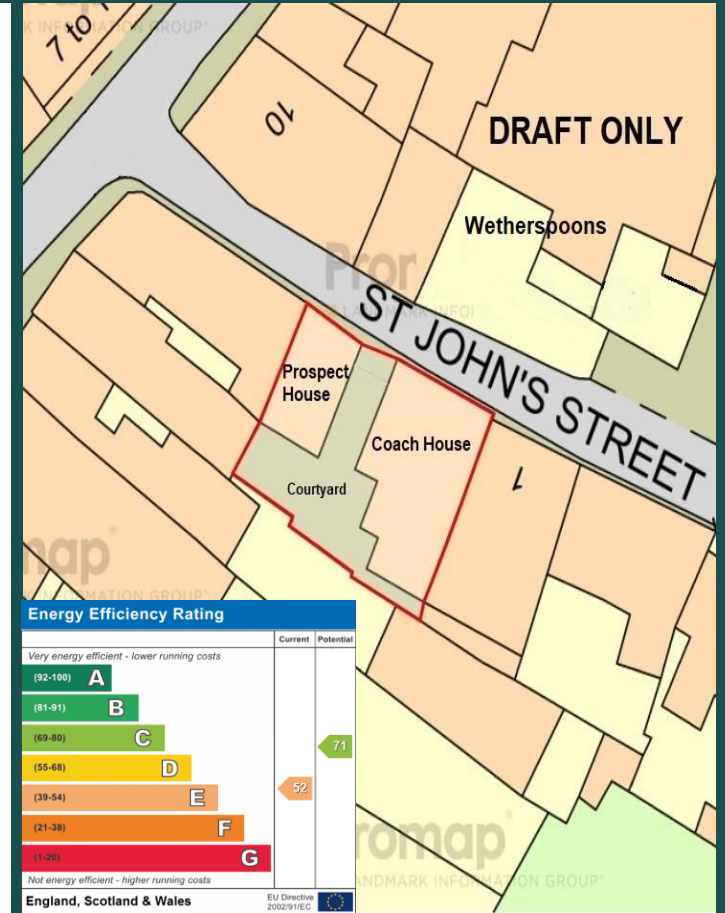
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