GROUND FLOOR
2945 sq.ft. (273.6 sq.m.) approx.

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

The Old Coach House
Shirenewton, Chepstow,
Monmouthshire, NP16 6AG

£1,750,000

The Old Coach House comprises former coach house and barn forming part of The Grondra Estate which was converted to provide spacious and comfortable accommodation some years ago with extensive, more recent renovations, to create a stylish and contemporary family property.

LOCALITY

The Old Coach House is situated on the periphery of the popular village of Shirenewton with local amenities to include public house and restaurant and is convenient to the historic market town of Chepstow with further amenities. Both Bristol and Cardiff are within easy reach via road or rail networks with high-speed rail from Bristol Parkway giving access to the capital. Regional airports are found in either Cardiff or Bristol, again with Heathrow being within easy reach.

GARDENS AND GROUNDS

The property stands in its own private gardens of approximately ¾ of an acre being approached via electric gates along its impressive private driveway leading to the main property with attractive courtyard to the immediate front of the house with further lawned areas with large terraced seating areas with extensive views to the South and Southwest. Indeed, the views are amongst the best within Monmouthshire.

THE OLD COACH HOUSE

SHIRENEWTON, CHEPSTOW

Stylish Contemporary Barn Conversion

DISTANCES

Chepstow – 3 miles

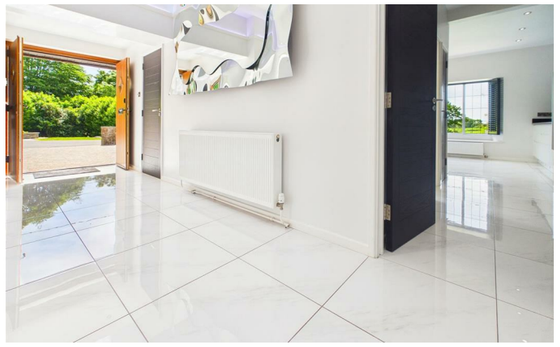
Severn Bridge M48 – 4 miles

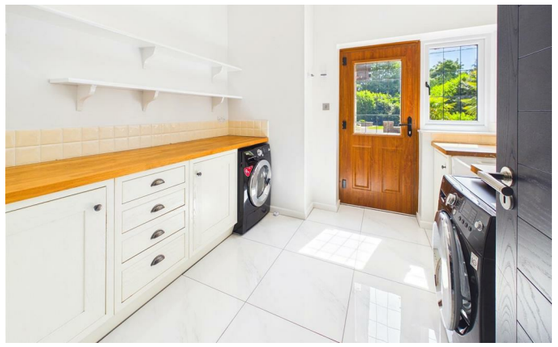
Bristol Parkway – 19 miles

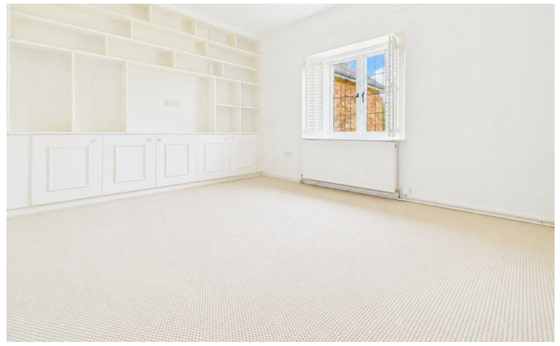
ACCOMMODATION AND AMENITIES

Reception hall, impressive drawing room, dining room, contemporary kitchen with utility, cloakroom/WC, spacious principal suite with en-suite dressing room and bathroom, three further guest bedrooms, principal bathroom and home office.

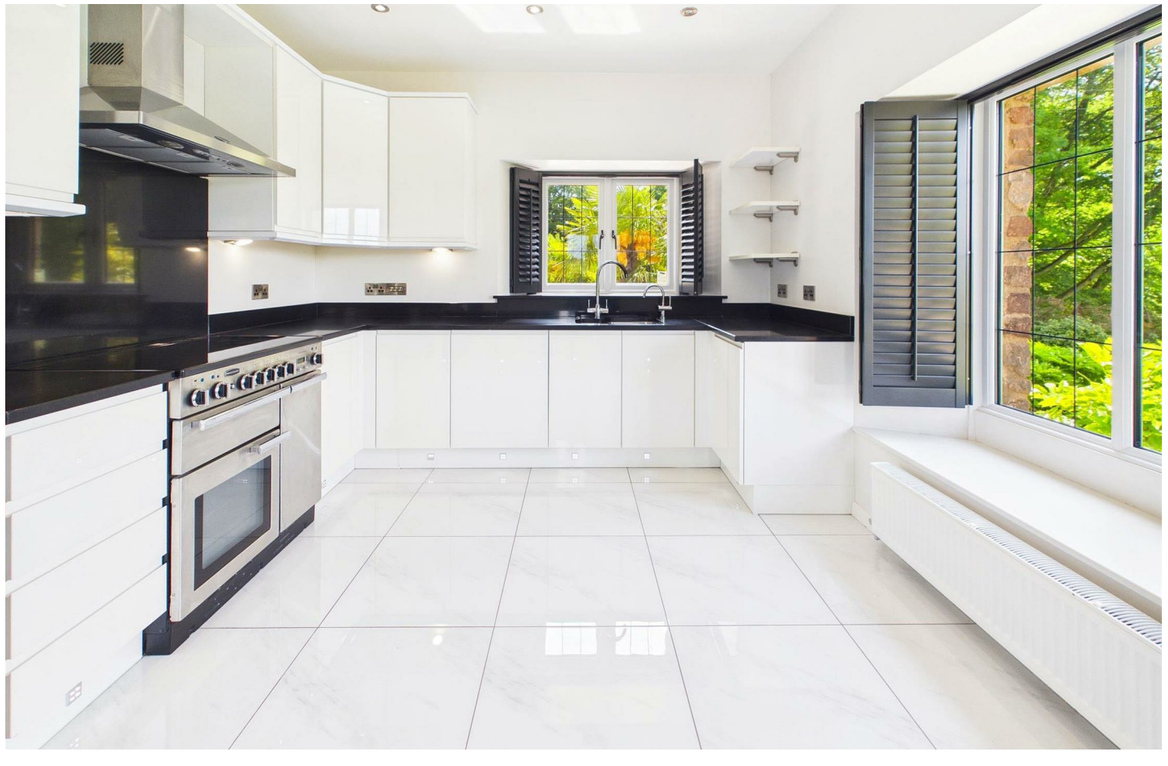
Set in approximately ¾ acre.

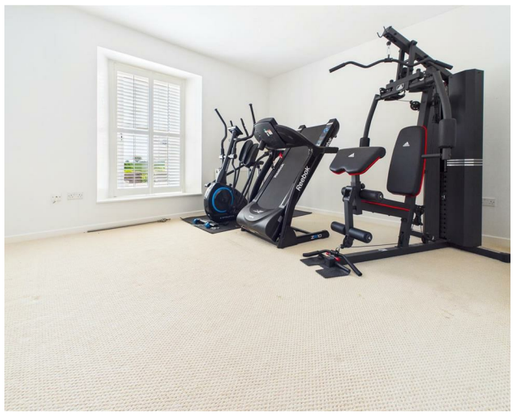


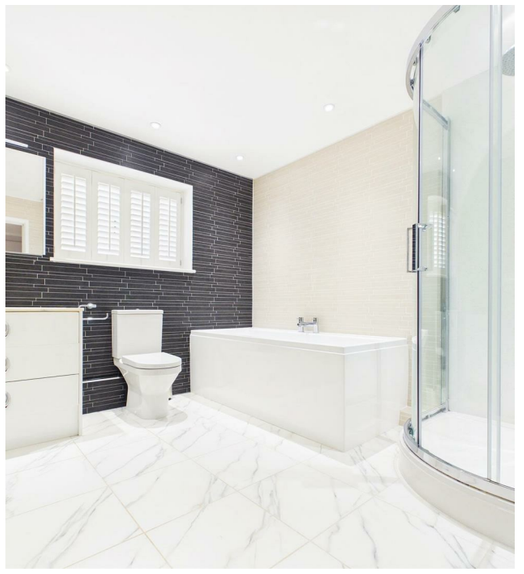




The reception hall is an attractive entrance to the main house with arch window to the rear. The impressive drawing room has windows enjoying extensive views to the South and Southwest with fireplace housing Stovax wood burning stove. The kitchen is well appointed with a contemporary range of fitments including built-in appliances with granite work surfacing, triple aspect windows with attractive views and charming window seat. The kitchen is also complemented with a useful utility room.







The bedroom wing leads from the main hallway passing the dining room/snug and then giving access to the three spacious double guest bedrooms along with an impressive principal suite with large en-suite dressing room and impressive en-suite bathroom as well as an attractive and well-appointed principal bathroom. Off this wing is also the home office, ideal for study and home office working.