DIRECTIONS

From the A48 Chepstow racecourse roundabout take the B4239 onto Itton Road. Pass through the villages of Itton and Devauden and after entering Llanishen, turn right (just after the bus stop on your right-hand side). After approximately two miles, Chapel Cottage can be found on your right-hand side.

SERVICES

Mains electricity. Oil fired central heating. LPG for gas cooker in kitchen. Private septic tank drainage which is located at the front of the property by the garage. Water is natural spring supplied which is managed by Welsh Water.

Council Tax Band G

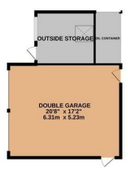
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



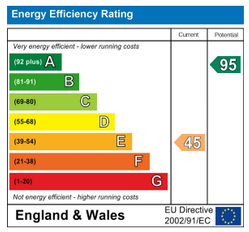






TOTAL FLOOR AREA : 2520 sq.ft. (234.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



CHAPEL COTTAGE, TRELLECH GRANGE, LLANISHEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6QN

3 2 5 E

£535,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

Offered to the market with a benefit of no onward chain, this Cottage forms part of an 18th century farmhouse retaining an abundance of original character features and occupying an attractive and spacious level plot within this sought-after rural location, affording substantial and versatile living accommodation, arranged over three floors, which will undoubtedly appeal to a variety of markets. The accommodation briefly comprises to the ground floor: entrance hall, utility room, WC/cloakroom, dining room, sitting room, lounge, sizeable kitchen/ breakfast room and a garden room. To the first floor there are three bedrooms (Principal with en-suite) as well as a family bathroom; furthermore, there is an attic room which offers versatile use as a potential fourth bedroom. The beautiful, cottage style gardens encircle the property to three sides and provide several seating/dining areas as well as a variety of attractive trees, flowers and shrubs. Further benefits include a detached double garage with separate store/workshop, parking and a further garden area, fully enclosed and offering excellent additional space for storage or the garden enthusiast.

Located in the Wye Valley, a designated Area of Outstanding Natural Beauty, this converted barn is part of the small hamlet of Trellech Grange, close to the thriving communities of Trellech and Llanishen. It lies just over a mile from the B 4293 providing access to both Monmouth and Chepstow which are both within 8 miles.



SERVICES
Mains electricity. Oil fired central heating. LPG for gas cooker in the kitchen. Private septic tank drainage which is located at the front of the property by the garage. Water is natural spring supplied which is managed by Welsh Water.

GARDENS
To the rear is a south-westerly facing garden comprising a sizeable paved patio area accessed from the kitchen/breakfast room and garden room, providing an ideal space for dining and entertaining, whilst enjoying views over the garden and church. Step leads up to a pathway which leads to gated pedestrian access at the rear boundary. A couple of areas laid to lawn with a range of attractive plants, trees and shrubs, which really create a well established pretty cottage style garden. Fully enclosed by low level stone wall and picket fencing to all sides. Access to one side of the property which leads to the side garden comprises a level area laid to lawn which in turn leads to the front of the property which comprises a further paved patio area and generous level area laid to lawn, range of attractive mature plants, shrubs and trees with pedestrian gate leading to the lane at the front. Separate gated access leading to the front driveway. The driveway is shared with the adjoining property, which leads to private parking space for Chapel Cottage providing off street parking for two vehicles. Paved steps lead to the front entrance.

Lane adjacent to the property, Chapel Cottage benefits a pedestrian and vehicular right of way to a further piece of land which is accessed by a five-bar gate and is fully enclosed by post and rail fencing and feature stone wall. Providing additional versatile space either as storage facility or indeed a blank canvas for the garden enthusiast.



FAMILY BATHROOM
A good size space, comprising a four-piece suite to include walk-in shower cubicle with electric shower over, low level WC, freestanding roll top bath and wash hand basin inset to vanity unit. Part-tiled walls. Frosted window to rear elevation. Feature exposed beam.

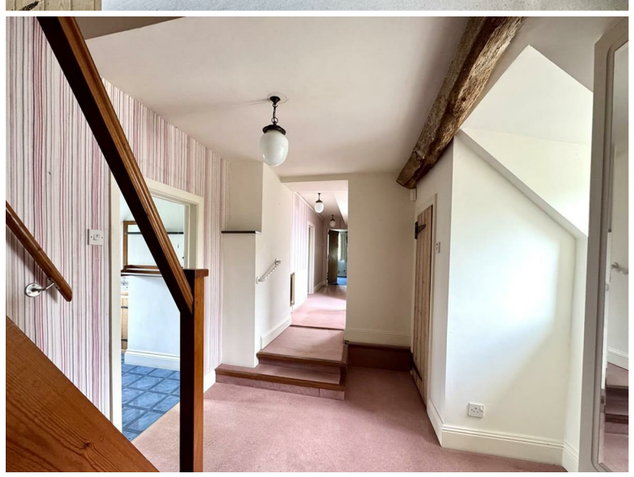
ATTIC ROOM/STUDY
4.72m x 3.33m (15'6" x 10'11")
A sizeable and ideal home office offering versatile use that could be utilised as a double bedroom. Enjoying a double aspect with a Velux window to the front elevation and window to the rear overlooking the gardens. Feature vaulted ceiling with exposed original beams.

OUTSIDE

GARAGE
6.30m x 5.23m (20'8" x 17'2")
Detached double garage with two electric roller shutter doors, with adjoining garden store/workshop.









GROUND FLOOR

ENTRANCE HALL
With wooden door to front elevation. Flagstone flooring. Feature stain glass window to the front elevation.

UTILITY ROOM
Comprising a useful range of fitted wall and base units with laminate worktops and tiled splashbacks. Inset ceramic sink with drainer. Space for white goods. Window to front elevation.

WC/CLOAKROOM
Pedestal wash hand basin with tiled splashback and low-level WC. Tiled flooring. Frosted window to front elevation.

FORMAL DINING ROOM
5.08m x 3.89m (16'8" x 12'9")
A generous reception room with a fantastic large open exposed stone fireplace with freestanding wood burner. Window to the rear elevation enjoying views over the gardens. Solid wood flooring. Useful walk-in storage cupboard. Stairs to first floor.

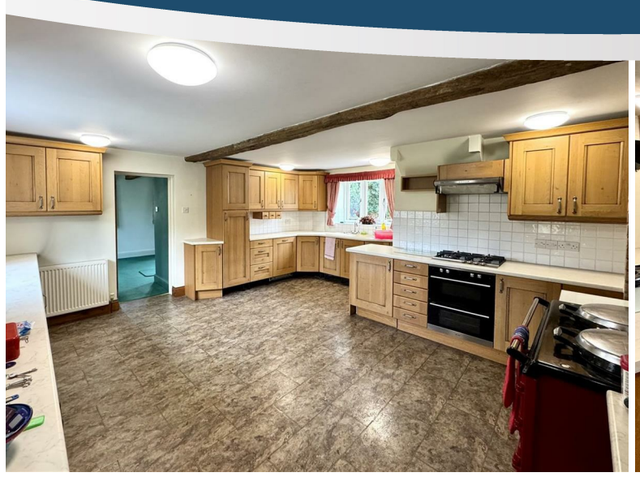
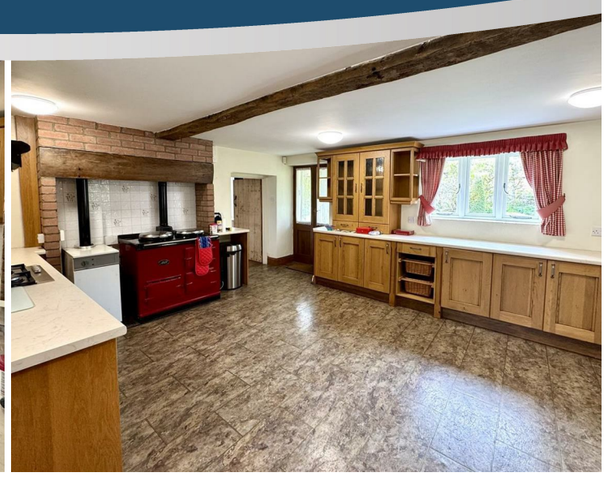
SITTING ROOM
5.41m x 3.33m (17'9" x 10'11")
A very well-proportioned reception room with feature exposed beams and fireplace. Window to the rear elevation, again overlooking the rear gardens.



KITCHEN/BREAKFAST ROOM
5.13m x 5.08m (16'10" x 16'8")
A substantial open plan space comprising an extensive range of fitted wall and base storage units with laminate worktops and tiled splashbacks. Freestanding Aga and oil boiler. Integrated four ring LPG gas hob with overhead extractor fan and electric oven/grill below. Inset sink with drainer. Space for breakfast/dining table. Double aspect to the front and rear elevations. Patio doors leading to the rear garden.

LOUNGE
5.44m x 3.63m (17'10" x 11'11")
A generous reception room enjoying a triple aspect to the rear, side and front elevations. Feature exposed stone fireplace with flagstone hearth and freestanding wood burner. French doors lead to :-

GARDEN ROOM
3.00m x 2.06m (9'10" x 6'9")
A pretty reception space with tiled flooring and uPVC double glazing to all sides. Door to rear garden. This provides a fantastic space for relaxing and entertaining, whilst enjoying views over the pretty gardens and church.



FIRST FLOOR STAIRS AND LANDING
A spacious landing area with Velux window and a separate window to front elevation. Airing cupboard housing the hot water tank. Three sets of separate fitted wardrobes. Steps lead up to the Attic Room/Study. Access to all first-floor rooms.

BEDROOM 1
4.62m x 4.09m (15'2" x 13'5")
A generous double bedroom enjoying a double aspect to the front and side elevations, with views over the gardens and countryside beyond. Fitted storage to the eaves. Door to :-

EN-SUITE
Comprising a walk-in shower cubicle with electric shower over, low level WC and wash hand basin inset to vanity unit. Velux window to the rear elevation. Part-tiled walls.

BEDROOM 2
5.51m x 3.00m (18'1" x 9'10")
Another generous double bedroom enjoying a double aspect to the front and rear elevations. Fitted wardrobes to one side.

BEDROOM 3
3.99m x 2.67m (13'1" x 8'9")
A double bedroom with fitted bookshelf to one width. Window to rear elevation enjoying views over the gardens and church. Currently utilised as a library and study.

