



DEVAUDEN

Guide price £600,000



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# WELL HOUSE

Well Lane, Monmouthshire NP16 6NX



Quaint village location  
Boasting much character  
Distant views over the Usk Valley

Found along a quiet country road on the edge of the quaint Monmouthshire village of Devauden within the Wye Valley Area of Outstanding Natural Beauty, with the stunning Usk Valley as the backdrop, this pretty stone cottage is a spacious and flexible family home. Surrounded by almost half an acre of garden, the facade of the cottage offers a visually attractive welcome full of character, and this continues on the inside with beams, fireplaces and exposed stone walls to discover.

On the ground floor there are a number of charming, sociable rooms that include a central dining room leading to a snug and office which flows into a sun-drenched lounge that opens directly onto the garden. The primary bedroom is on the ground floor next to a bathroom and adjacent to a second front door meaning the cottage can accommodate multi-generational living if required.

Nestled within the countryside between Monmouth and Chepstow and near the top of the Trellech Ridge, the home can offer a lifestyle of a village community wrapped in opportunities to explore and enjoy the rural activities found on the doorstep.



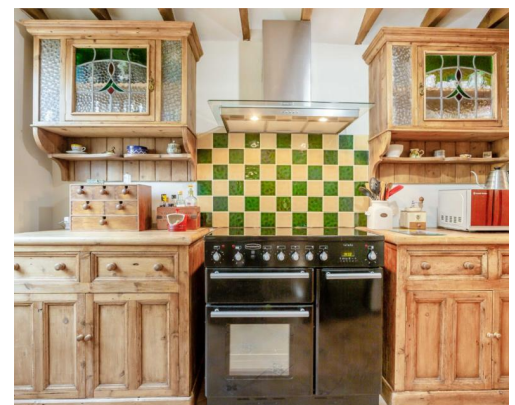


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### KEY FEATURES

- Charming Chocolate Box Cottage
- Three bedrooms & two bathrooms
- Located within the Wye Valley AONB
- Circa 0.4 Acre of cottage gardens with ample parking
- Potential for multi generational living
- No Onward Chain





# STEP INSIDE



Situated next to Chepstow Park Wood and on the edge of the Wye Valley Area of Outstanding Natural Beauty the cottage is well-positioned for a range of outdoor activities, from woodland walks, hill hike and mountain biking on land to canoeing and kayaking along one of Wales' most glorious of waterways - the River Wye.

The thriving village that clusters around a classic village green, has a busy village hall that regularly stages events including the Devauden Music Festival as well as hosting the community library. One of the main roads through the village is home to the local store, Devauden Green Shop, plus a vehicle repair shop and a church, plus there's a children's playground off one of the quiet residential streets. For further amenities and facilities Usk is about a 16 minute drive, Monmouth is 11 miles to the north and Chepstow is less than seven miles, with the local bus route stopping in the village on its route between Monmouth and Chepstow.

Step inside the pretty country cottage and the character from the outside continues into the welcoming and cosy spaces inside. The first inviting room that greets you is a dining room spacious enough to entertain friends and family but cosy enough to create an intimate atmosphere that is perfect for dinner parties and chatty family gatherings.

Character is a permanent companion in the space including wall beams, exposed sections of stone walls, and a pretty period fireplace at one end the focal point that entices you further into this charming home to discover more.

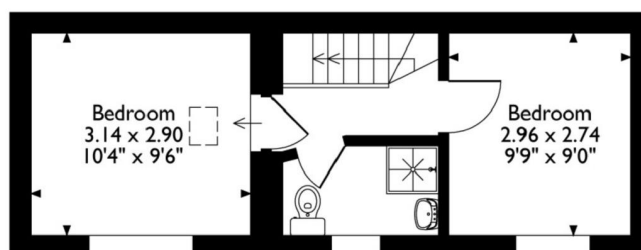
An archway leads into a bonus entrance and hallway off which can currently be found the principal bedroom and a family bathroom. This secondary entrance creates the perfect layout to accommodate multi-generational living at the cottage if required - connected to the ground floor spaces and yet with its own, separate front door.

Restful sleep is assured in the generous principal bedroom, a calm and airy space with views to the garden to wake up to and glimpses of exposed ceiling beams within the semi-vaulted ceiling to admire when drifting off to sleep.

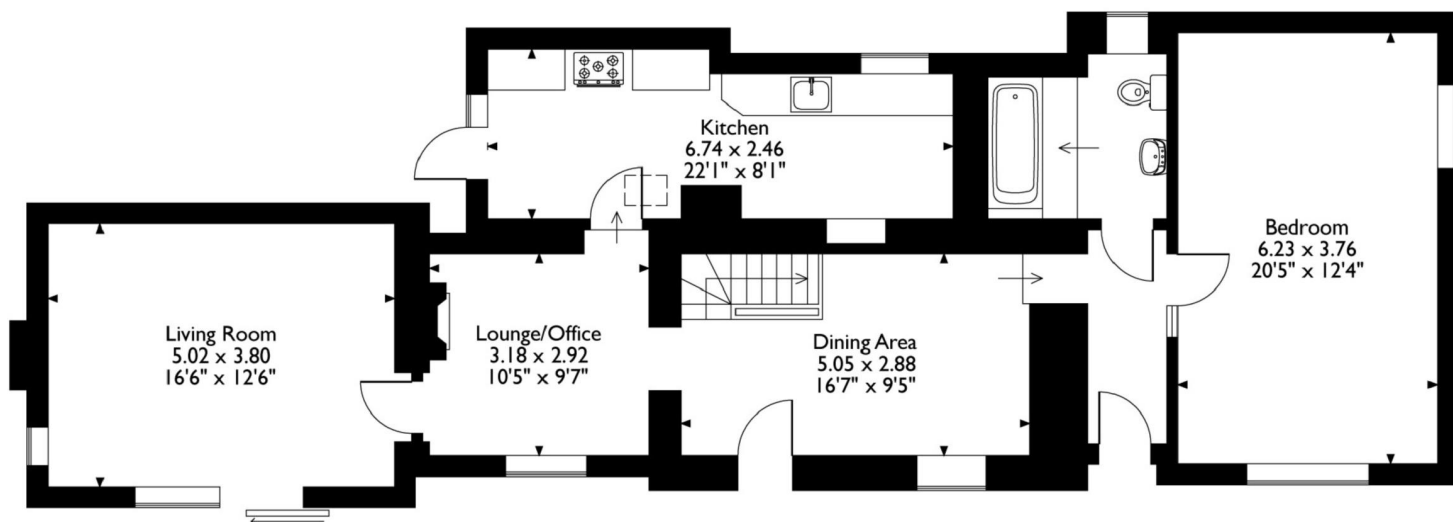
Practical aspects of this palatial room include ample space for a range of bedroom furniture and an equally generous family bathroom next door, so a soaking the bath or refreshing morning shower is only a few sleepy steps away.



## Approximate Gross Internal Area 128 Sq M/1378 Sq Ft



**First Floor**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Back to the dining room and a door at the opposite end leads to a delightfully cosy snug and home office, with more beams and stone walls to admire and a substantial fireplace that, when combined, ensures this room easily continues the cottage charm.

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Off the snug is the well-equipped kitchen at the rear of the property which will delight with its eclectic mix of fitted and free-standing units and quirky stone arch befitting of a unique country cottage. It's a space that oozes charm whilst offering contemporary accents, the perfect ingredients to aid the cook when preparing a feast.

Into the final reception room, off the snug, and it is a breathtaking, sun-soaked sitting room with sizeable glass sliding doors offering seamless access into the garden during the warmer months whilst inviting cascades of light to flood into this sociable space.

In the winter the pretty log burner nestled within the fireplace is the star of the space, with the room easily offering enough space for family and friends to gather around and chat away into the evening, or just relax on a squishy sofa in solitude and watch the wildlife in the garden go about their business. It's the sunniest of the spaces and arguably the most characterful too, with sections of exposed stone walls, a slate hearth, charming internal door, stripped, honey-toned beams and wood flooring all adding tactile textures and visual warmth to the heat being thrown out by the log burner.

Back to the central dining space to discover the staircase leading to the two double bedrooms on the first floor within the original cottage, each boasting charming period doors and garden views from the bed, with the largest of the two adding an extra layer of character via beautiful stripped floorboards.

This upper floor is practical as well as pretty with a handy shower room with a fresh blue and white decor offering a refreshing wake-up call in the mornings available just a few seconds away from the pillow.



# STEP OUTSIDE



Step outside into the sunny cottage garden that cocoons the home and extends to about 0.4 of an acre. From the country lane with the glorious Monmouthshire countryside towards the Usk Valley as a backdrop, the garden gate opens to a characterful stone walled garden path that leads up to the cute porch with tiled roof.

The outdoor space is a versatile and sociable area, with ample and immaculate lawns surrounding the charming home providing options on where to park the deckchair or picnic blanket to enjoy relaxing in the sun or in dappled shade under the mature trees.

Alfresco dining with family and friends can be accommodated by a number of patio areas and maybe some of the food being served could have been grown within this cottage garden, as there's space to establish a section dedicated to growing produce onsite. The garden is surrounded by hedgerow and can boast mature shrubs and trees within its boundaries providing an extra layer of greenery and softness.

There's ample space for playing games as well as areas for a trampoline or goal posts which can be stored in the handy garden shed and visitors to the sociable cottage, which can accommodate many, will be pleased to see easy and abundant parking at either end of the plot, where there's also plenty of space to build a garage if required, subject to planning

## INFORMATION

Postcode: NP16 6NX

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Mains

EPC: F







## DIRECTIONS

From Chepstow town centre proceed up Welsh Street (B4293). At the roundabout, take the 2nd exit to stay on the B4293, signposted Itton/Devauden/Trelleck. Continue on this road for around 4 miles, travelling through the village of Itton. Just before entering the village of Devauden, take the left hand turning into Cwm Fagor (Formaly Well Lane) and follow the road down and the property will be located on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	37	73
EU Directive 2002/91/EC		

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