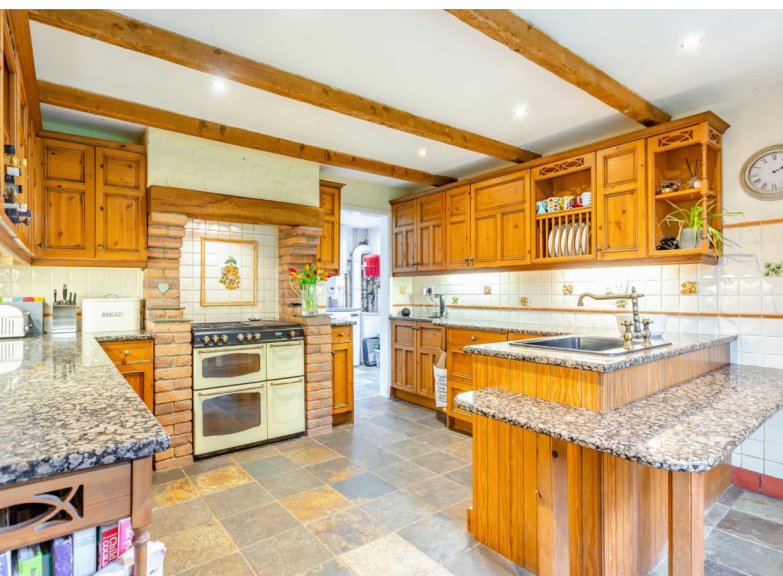




LLANISHEN

Offers over **£475,000**



YEW CROFT

Llanishen, Monmouthshire NP16 6QQ



Four-bed detached home in rural village
Substantial garden with extra land
Three sizeable reception rooms

Located within the rural Monmouthshire village of Llanishen surrounded by stunning scenery and yet ideally placed between the popular towns of Chepstow and Monmouth, Yewcroft is a four-bed, detached character home offering substantial space inside and out.

Inside, the handsome house has three generous reception rooms that include a formal dining room with a stone-faced fireplace. The dining room flows into two connected lounge spaces that look out onto the garden via a set of French doors, so summer breezes can waft in while family and friends can easily wander out and relax in the substantial garden.

Outside, the house has much to boast about, with the private gardens offering oodles of space for entertaining and alfresco dining on the sizeable patio, and a sprawling lawn area ideal for playing children's games. There's a garage and ample parking onsite plus a bonus parcel of land that not only offers an extra parking area but the chance to give growing your own produce a try and even make a home for some chickens to complete the idyllic escape to the country rural dream.



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£475,000



KEY FEATURES

- Rural village location between Chepstow and Monmouth
- Character detached home on substantial, tree-lined plot
- Private & generous garden
- Ample parking & garage plus extra parking on land opposite the house
- Three sizeable reception rooms
- Four double bedrooms with principal boasting an en-suite



STEP INSIDE



For local amenities the village can offer a petrol station, pub and shop, with extra choice to be found in the nearby village of Trelleck. There's easy access to Monmouth to the north and Chepstow to the south, and further connections to the network of main roads in the area including the M48, M4 and M50, as well as a train station at Chepstow.

But for more peaceful days, the glorious Monmouthshire landscape is calling you, including the stunning Wye Valley, and who could resist the thought of hiking or biking through the beautiful countryside or enjoying messing about on the water, trying out the local river activities on offer.

Step inside this spacious, characterful family home and the ground floor welcomes you with spaces that are ideal for socialising with family and friends.

Enter the classic country farmhouse kitchen to discover pine units topped with granite surfaces, ceiling beams and a range-style cooker nestled into a feature fireplace and it's easy to see the cook of the house enjoying creating a masterpiece in this space, surrounded by visual charm befitting of the home's rural location.

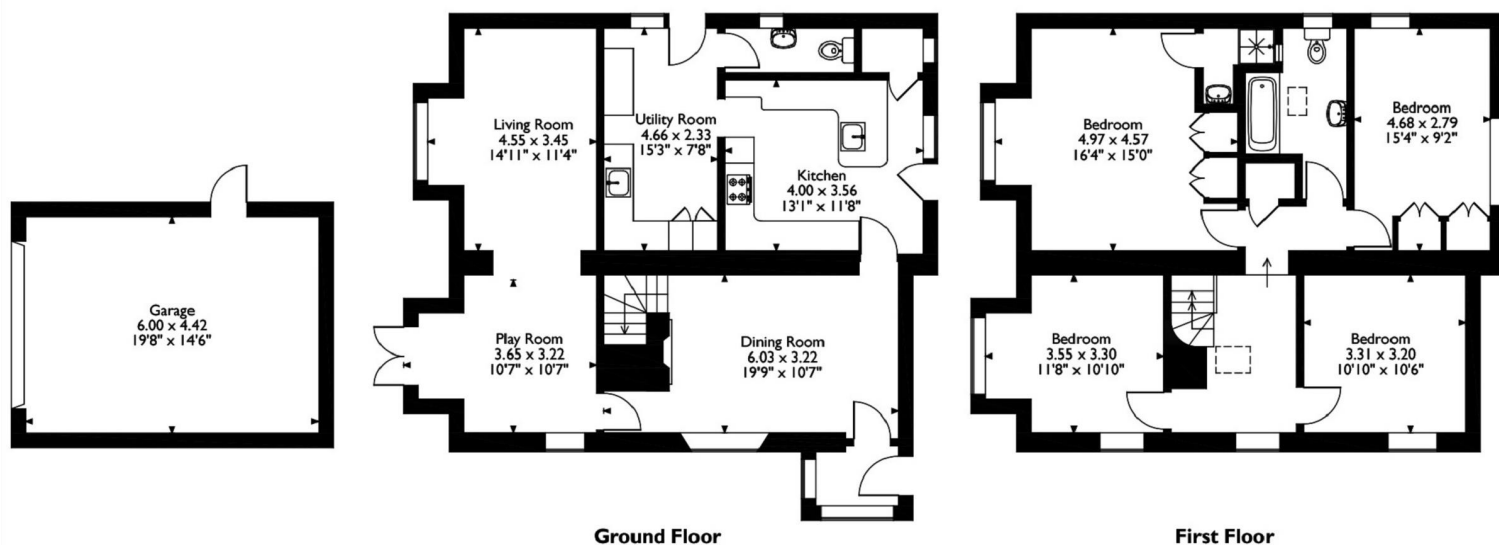
Off the kitchen is a pantry, an added bonus to any kitchen space that will be the envy of many, as will be the generous modern utility and boot room which is fitted with a range of above/under counter and full height cupboard units providing an abundance of storage. There's also space for up to four under-counter appliances including washers, dryers, fridge, or freezer as well as a full size free standing fridge/freezer. The central heating boiler is also housed here which can be controlled via smartphone app and provides separate zone controls for both the heating the ground/first floors, and hot water.

The kitchen also flows into the formal yet comfortable dining room, part of the original mid 19th century cottage.

This light and bright room happily offers character features to note, that create a cosy and charming ambience for any meal gathering, from the ceiling beams, white-washed tactile stone wall, and stone-fronted fireplace to a charming spiral staircase that swirls up to the first floor.

But before exploring upstairs, there's another wonderful and welcoming social space to discover.

Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Garage = 27 Sq M/291 Sq Ft
 Total = 187 Sq M/2013 Sq Ft



Ground Floor

First 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.

Spanning the width of the property are two living rooms, connected via a wide, open doorway and boasting ceiling beams that add character to these main heart of the home' spaces.

One side of the substantial space is currently dedicated to a children's play area that includes a set of French doors, seamlessly connecting the garden to the house and creating a scenario where inside outside play is seamless.

Throw the doors open on a summer's day or sunset soaked evening to let the refreshing breeze in and family, friends and guests to easily wander out to the garden patio for a sociable gathering, surrounded by the private garden.

The second room of this double, connected reception space is a sizeable and comfortable lounge, bathed in light from a large bay window and the perfect place to either gather in significant numbers or to find a sanctuary in the far corner to read a book, or to gaze out of the window on a stormy day.

Eventually the delightful spiral staircase beckons and a climb to the top reveals four bedrooms that are all doubles with ample space to welcome storage and furniture, and can also easily enthrall a visitor with engaging rural views from the windows.

The spacious principal bedroom boasts an en-suite shower room that is just stumble away from the bed, the ideal destination to find the refreshing morning shower to start the day. In addition there are three further double bedrooms which enjoy views over the grounds and countryside with two of the rooms affording a dual aspect. In addition to the en-suite shower room, the first floor family bathroom serves the rest of the family and includes a bath with a shower over giving you the best of both.

There is access to both a useful airing cupboard as well as to the loft which provides plenty of storage for the growing family.

STEP OUTSIDE



Step outside into the generous gardens full of sociable spaces both to the front and rear that ensures that whatever the time of day, the sun is shining somewhere within the grounds of this handsome home. These are flanked by leafy trees and mature shrubs, with a lawn large enough for boisterous games and a substantial patio for socialising and making alfresco dining memories with family and friends.

There's a private driveway for parking multiple vehicles plus a large garage, and the option of further parking on the strip of land across the road which has direct road access and is included with this property.

INFORMATION

Postcode: NPI 6 6QQ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: E





DIRECTIONS

Leaving Chepstow on Welsh Street enter the Racecourse roundabout and take the second exit signposted Itton and Devauden. Continue along this road for approximately four miles entering the village of Devauden. At the junction turn left signposted Llanishen and Monmouth. After approximately three miles enter the village of Llanishen, travelling through the village the property is the last property on the left hand side as you exit the village.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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