



## The Stables

6 Rogerstone Grange Barns | St Arvans | Chepstow  
Monmouthshire | NP16 6EU

FINE & COUNTRY







# Step inside

## The Stables

This superbly presented converted barn sits in a semi-rural setting, in an 'Area of Outstanding Natural Beauty', on the outskirts of the popular village of St Arvans, within a small exclusive development of similar properties. Reached via a private road providing sole access to this barn development, giving a peaceful and tranquil setting with no vehicular through road and associated noise.

The property has been sympathetically and thoughtfully converted in 2000 and exudes style and character with exposed brickwork, original exposed oak beams, painted floorboards, 'Aga'. This spacious unique family home provides just over 2,000sqft of light and airy accommodation comprising reception hall, cloakroom, separate dining room, character sitting room with inglenook fireplace set in a brick feature wall, 23ft kitchen/breakfast room, rear hall, utility room, living room/snug/study/office, principal bedroom suite with a luxury en-suite bathroom, two further bedrooms and shower room.

The scenic approach is via a long country lane with farmland on your right and Oakgrove Stud on your left, leading onto a lovely landscaped courtyard which is included in the Freehold title, leading to a cobblestone/chipping parking area, providing parking for just one neighbour, and for two cars in front of the attached garage for The Stables. There is additional parking, solely for The Stables, for two further cars alongside the shared driveway that leads into the courtyard. The beautiful established mature cottage gardens, which provide a lovely sun trap, were largely designed by well-renowned multiple Chelsea gold medal winner gardener, Peter Dowle.

Planning permission was renewed 28th September 2016 for remodelling of existing dwelling comprising loft conversion providing 2 large double bedrooms and en-suite bathrooms, with rooflights and first floor window. Application number: DC/2016/00929. Renewal of application number: DC/2011/00623, dated 10th August 2011. This planning was activated by the installation of sky lights, recorded by the local Planning Officer.

The village and community of St Arvans is located approximately 2 miles from Chepstow and the M48 motorway network making it ideal for those needing to commute to Bristol, Newport or Cardiff. Bristol Parkway is approximately 15 miles away with a fast London train service taking approximately 1 hour and 10 minutes. Locally, there is a public house, Little Trees Nursery, village shop, active village hall (hosting film nights and local plays), village meeting rooms for hire, saddlery shop and Chepstow Racecourse is a short distance away. There are also local bus services to Chepstow and Monmouth as well as the Haberdashers schools in Monmouth and The Dell Primary School in Chepstow. Being situated on the edge of the magnificent Wye Valley, those wishing to pursue a variety of outdoor pursuits such as climbing, caving, canoeing, walking, hiking, riding, cycling, etc, are spoilt for choice.

### RECEPTION HALL

5.33m x 2.77m (17'6" x 9'1")

Double glazed front entrance door with glazed side panels lead into this light and airy reception hall. Feature, painted partly-exposed brick wall. White-painted floorboards. Wall light points. Doors to all ground floor rooms and an oak lined arch to the dining room.

### CLOAKROOM

White suite with large wash hand basin and low level wc. Part-tiled walls and matching travertine floor tiles. Wall light point and extractor fan.

### DINING ROOM

3.66m x 3.56m (12'0" x 11'8")

Two double glazed front windows with slate windowsills. Attractive white-painted floorboards. Recessed downlighters. Pair of oak latch and brace doors lead through to:-



### CHARACTER SITTING ROOM

5.79m x 5.72m (19'0" x 18'9")

This striking well-proportioned room with high ceilings showcases the exposed old A-framing of the original building. Feature exposed brick wall incorporating the inglenook fireplace with oak beam over a raised brick hearth and a glass-fronted wood-burner. White painted floorboards. Recessed downlighters. Wall light points. Double glazed window and double casement doors leading out to the front garden. Pair of casement doors to:-

### REAR HALL

2.90m x 2.44m (9'6" x 8'0")

Double glazed double casement doors with cat flap to the rear courtyard garden. Tiled floor. Latch and brace oak door to utility room and to:-

### KITCHEN / BREAKFAST ROOM

7.14m x 3.76m (23'5" x 12'4")

The kitchen area is extensively fitted with a range of quality painted light-grey coloured units with 'Calacatta Bianco' quartz worktops incorporating a Belfast-style sink with mixer taps over. Floor cupboards and drawers together with recess and plumbing for dishwasher.

Peninsular island with 'Calacatta Bianca' quartz worktop. Tiled recess with oak beam over a dark blue electric on/off controlled four-oven aga with warmer. Slate floor throughout. Recessed downlighters. From the breakfast area there are double-glazed double casement doors out to the rear garden. Double glazed rear window and door to boiler room with oil-fired boiler for heating and domestic hot water. Recess with fitted pantry. Door to reception hall.

### UTILITY ROOM

2.90m x 2.44m (9'6" x 8'0")

Range of full height built-in store cupboards and space for upright fridge. Long hardwood worktop incorporating a white enamel single drainer sink with mixer taps and with cupboards beneath together with recess and plumbing for automatic washing machine and tumble dryer. Slate tiled floor. Double glazed rear window. Downlighters.









**LIVING ROOM / SNUG / STUDY / OFFICE**

4.88m x 4.17m (16'0" x 13'8")

This well-proportioned room has a vaulted ceiling featuring exposed oak beams. Wall recessed with provision for a flat screen tv. Double glazed windows in two elevations. White painted floorboards. Stairs off to a mezzanine level/bedroom three.

**PRINCIPAL BEDROOM SUITE**

Comprising:-

**BEDROOM ONE**

5.49m x 4.70m (18'0" x 15'5")

Windows to side and double casement doors to the rear garden sitting area. White painted floorboards. Recessed downlighters. Linen cupboard and a range of full height fitted wardrobes with hanging rails and shelving. Door to:-



**LUXURY WETROOM/BATHROOM**

Slate tiled floor and matching part-tiled walls. White 'Duravit' suite comprising enclosed bath with mixer taps, vanity unit with counter-top wash basin with mixer taps and wall-hung low-level wc. Large walk-in shower with glazed screen. Recessed downlighters. Chrome plated ladder towel rail/radiator.

**INNER LOBBY**

Double-glazed window. Tiled floor.



**BEDROOM TWO**

3.58m x 2.90m (11'9" x 9'6")

White painted floorboards. Recess with built-in wardrobe. Wall light points. Double glazed window. Part-glazed door to the front garden.

**SHOWER ROOM**

Vanity unit with slate counter-top circular wash basin and mixer taps, low level wc, fully tiled shower cubicle with pivot door. Electric shaver point. Recessed downlighters. Flagstone flooring.

**On the First Floor:**

The only portion of the property with an upper level is off the living room/snug via a staircase to:-

**BEDROOM THREE**

3.99m x 2.51m (13'1" x 8'3")

Between the purlins with attractive sloping ceilings. Eaves storage. Two Velux rooflights.







# Step outside

## The Stables

The property is approached off the shared drive into a most attractive courtyard leading to a cobblestone/chipping parking area for two cars in front of the attached garage which is double height with a pair of timber double doors, light socket and power point. There is additional parking, solely for The Stables, for two further cars alongside the shared driveway that leads into the courtyard.

The beautiful established mature cottage gardens were largely designed by well-renowned multiple Chelsea gold medal winner gardener, Peter Dowle. To the front, the garden comprises a shaped lawn with mature hedge borders, with fully stocked shrub beds and a wide flagstone path leading to the front door. To the rear the very private walled gardens have a flagged patio and seating area ideal for al fresco dining and entertaining. There are established flower and shrub borders, a lawn, pedestrian gate to the rear and a second seating area at the opposite end of the garden. In the rear garden there is an external power point together with a watering system. There are also outside taps in the front and rear gardens.

AGENT'S NOTE: Planning permission was renewed 28th September 2016 for remodelling of existing dwelling comprising loft conversion providing 2 large double bedrooms and en-suite bathrooms, with rooflights and first floor window. Application number: DC/2016/00929. Renewal of application number: DC/2011/00623, dated 10th August 2011. Plans available from the agent. Works commenced to preserve the planning consent.

### DIRECTIONS

From Chepstow, take the A466 road past Chepstow Racecourse (on your right) to the village of St Arvans. At a sharp right hand bend, turn left into St Arvans village and take the second turning left into Grange Road. Follow this lane, passing the village Church on your left hand side, for approximately a quarter of a mile and take the second left where the property can be found on the right hand side.





**The Stables, 6 Rogerstone Grange Barns, St Arvans, Chepstow, NP16 6EU**

Approximate Floor Area: 189 sq m / 2034 sq ft



Not to scale – for identification purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Postcode: NP16 6EU | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC

Current: 60  
 Potential: 81





Fine & Country  
Tel: 01291 629799  
chepstow@fineandcountry.com  
30 High Street, Chepstow, NP16 5LJ