



Mulberry House
St Arvans | Chepstow | Monmouthshire | NP16 6EY



Step inside

Mulberry House

Hidden within a beautiful garden of almost an acre on the edge of a sought after Monmouthshire village this gorgeous Georgian gem is an enchanting place to call home.

The sophisticated abode combines magical outdoor areas with absorbing views, layers of mature shrubs and trees to wander through, and multiple areas to relax and socialise, with period character and sophisticated spaces inside where elegance and contemporary styling have been effortlessly combined.

The heart of the home is the vast open-plan kitchen lounge diner that includes a well-equipped and simply stunning kitchen with a substantial island unit that then flows into the dining area and then into a relaxing lounge area that opens directly out onto the garden via French doors.

The three further reception rooms can all boast a view to admire via their own multiple windows or set of French doors nestled into a period bay window, and are currently being used as a living room, playroom and study but this house is so versatile that the spaces can easily welcome any function a new owner requires.

There's a practical zone to the property too that is home to a cloakroom and utility room, before the charming period staircase gets you to four double bedrooms and three bathrooms on the first floor.

The principal suite is particularly wonderful, created by combining two former bedrooms so there's now a super-sized sleeping zone at one end and wardrobe and dressing zone at the other. A door in the far corner leads to a very spacious ensuite that can boast a statement free-standing bath as a highlight.

The much-loved home called Mulberry House is located on the edge of the popular Monmouthshire village of St Arvans where the pretty period properties at its heart have been preserved for the future by being designated as a conservation area.

St Arvans is a thriving place to call home, boasting an active community centred around the parish church, village hall and pub. Chepstow racecourse is a unique neighbour just a mile or so down the main road that heads towards Chepstow, which is just three miles away. By car, bike or local bus, the journey to access all the amenities and facilities, schools, shopping and socialising opportunities this historic town can offer is a short one.

Further afield Chepstow is the springboard via road and rail to get to other towns and cities, including Bristol, Newport, Cardiff and Gloucester.

But the village can also boast a great location within the River Wye Area of Outstanding Natural Beauty with the river bank of this majestic waterway just a short walk across the road. At this location you will find Giant's Cave which offers a unique destination for a woodland walk as well as amazing Wye Valley views.

Further afield more of this famous and truly glorious area of Wales waits for you to thoroughly enjoy exploring it, on foot or bike, on land or on the water, but Mulberry House will always be waiting for you to return home with a warmth and a welcome only a very special home can promise.

Step Inside:-

Step inside this truly gorgeous Georgian gem to discover a sophisticated and elegant home that celebrates the property's past yet lavishes it with sophisticated styling that produces a period property that offers a contemporary way of living.

From the moment you enter the property's location through the stone pillar entrance it's clear that you are visiting a grand and elegant Georgian home of distinction, from the towering chimneys to the bay windows and multi-paned windows, there's much to delight you before you even enter the house.

But once you do, through a charming whitewashed porchway, each room reaffirms this first and correct assumption that this house is something special.

The entrance hall is light and spacious with a high ceiling as you would expect from a classic Georgian home, with the staircase also demanding that you notice it for its slim spindles and curled handrail.

There's a window at the end of this space that is a delightful addition to the design as it not only showcases the transom Georgian window itself but also the direct sightline out into the garden - it's a mesmerising start to a memorable property tour.

The first door on the left is a room that will totally captivate you. A substantial space, this room combines a stunning kitchen and vast island unit with zones for dining and then lounging, with doors out to the garden creating a seamless flow from inside to out.



The L-shaped room is the heart of the home where the cook in the well-equipped and super stylish kitchen can be joined by family and friends while the feast is prepared, then gather together at the table for a busy mealtime and then retire to the seating area to relax and enjoy the company with the garden view as the stunning backdrop.

From rushed breakfast time to chats and snacks with friends, from family tea times to late night dinner parties, this room has seen it all and can easily cope with it all, bathed in sunlight or moonlight from five characterful windows and the French doors that nestle into the period bay window.

The kitchen lounge diner might be the largest social hub that invites people to gather but this sprawling house can offer three more reception rooms to choose from to either find seclusion, a more intimate atmosphere, or a place to study or play.

The rear of the house offers a separate living room accessed from the kitchen diner or the hall, that has a cosy and intimate atmosphere.

The fireplace is the place to be when the temperature drops but when it soars again the French doors in the bay window can be flung open to invite refreshing breezes in and a pathway to the peaceful garden.

Next to the living room, across the hall, is another reception room that is currently being used as a children's playroom but it can easily be used as any function that a new owner desires, including a formal dining room, illustrating how versatile this beautiful home can be.

There are more doors to the garden and another fireplace in this welcoming room, and it's another theme that flows through the home - that character and style can be found in every space.

Off the playroom is the fourth and final reception space - a handy study and home office that can boast a triple aspect of windows as an effective lure to distract you from producing your best work. If the home office in the garden is more than enough work space then the race is on with all the members of the family to claim the study as a den and cosy corner for themselves.

Back to the hall and there's a door that leads past a cloakroom and large storage cupboard to a substantial utility room that is ideal for storage as well as laundry. One change a new owner could consider within this more practical section of the house is to enlarge the cloakroom into the adjacent cupboard to create a ground floor shower room.

Up to the first floor to find four spacious double bedrooms, two with modern ensembles plus a family bathroom, and more period character brought to each space by the gorgeous multi-paned windows, feature fireplaces and panelled internal doors.





The delightful principal bedroom is a spacious sanctuary with oodles of light cascading in through the two large windows.

It has been created by joining two adjacent bedrooms and it's a space that easily induces sleep amongst the calm interior with all clutter and clothes finding a home in the ample wardrobe and dressing area at the far end.

Also at the far end is a door to the ensuite and it's an absolute beauty that combines boutique hotel style with a sensational amount of space including a shower offering the most refreshing of morning wake-up calls and a statement, free-standing bath as the relaxing destination at the end of a busy day.

From every pillow in every bedroom there is the chance to wake up to a glorious garden and rural view that reminds you, as the first thought of the day, that it is such a joy to be living in this beautiful Georgian gem in a very special location.



Vendor Insight:-

"Huge Georgian windows flood the property with incredible natural light and it was this that attracted us to Mulberry House initially. The size and layout of the rooms was also very appealing, as was the enormous rear garden that backs onto farmland. It's an utterly idyllic."

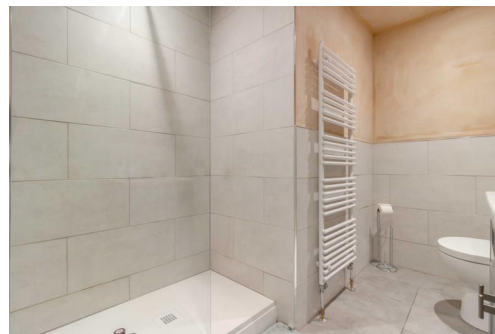
"Since we've lived here we have made changes that have transformed the way we live in the house. We put in a whole new heating system which has made it much more efficient but the biggest improvement came with the addition of the kitchen / family room. We reconfigured the layout to create an L shaped space that is perfect for entertaining and the hustle and bustle of everyday family life. It's truly fantastic; jaw dropping even!"



"St Arvans is a lovely place to live with a thriving village community made up of people of all ages. The pub is at the heart of it all, along with the village hall that hosts local events. There is a nursery, a play park for children, and some fabulous walks and views all around; we always enjoy visiting the horses and can be out walking and exploring in the woods in a matter of minutes. There are some good shops and restaurants in Chepstow, so everything we need is easily accessible."

"I think of the garden as being a 4-in-1 space as it is divided up into different sections, including one that's filled with roses and a ha-ha overlooking farmland and sheep; I actually think this is one of my favourite places to sit in the entire property. We also have a vegetable patch in the lawned garden which has a wonderful acer in the middle, along with a couple of play areas that are ideal for bouncing on the trampoline and endless games of hide and seek amongst the trees and bushes."

"The kitchen / family room is without a doubt the heart of our home where the children do homework, watch tv, and play with Lego, whilst I make dinner. I love that we're all in the same space together doing our own things. The separate lounge is the place to be when in need of some quiet time as it's a peaceful room where we can play the piano or just sit and relax. The cosy home office / snug is another welcoming place to be as it has a feature porthole window and built in library style bookshelves."





Step outside

Mulberry House

Step outside to be totally immersed within an idyllic and glorious garden that cocoons the beautiful home in layers of foliage and flowers, mature trees and shrubs, that sprawl across multiple areas of lawn creating a mesmerising mix of colours and shapes.

Wandering around the 0.91 acres is an enchanting experience accompanied by birdsong and breathtaking views of the countryside across adjacent fields; it is your very own private and peaceful parcel of Monmouthshire that offers instant relaxation.

There are plenty of places to enjoy a picnic or park a deckchair in the picturesque surroundings as well as using alfresco dining areas that hug the house to entertain family and friends, accessed through three sets of French doors embedded into the delightful bay windows of this very special period property.

The garden can happily host a garden party, a busy BBQ or an evening drinks session, with the rural vistas as a constantly engaging and welcome guest.

But the pretty and gorgeous grounds can be matched by the practical aspects of the garden too.

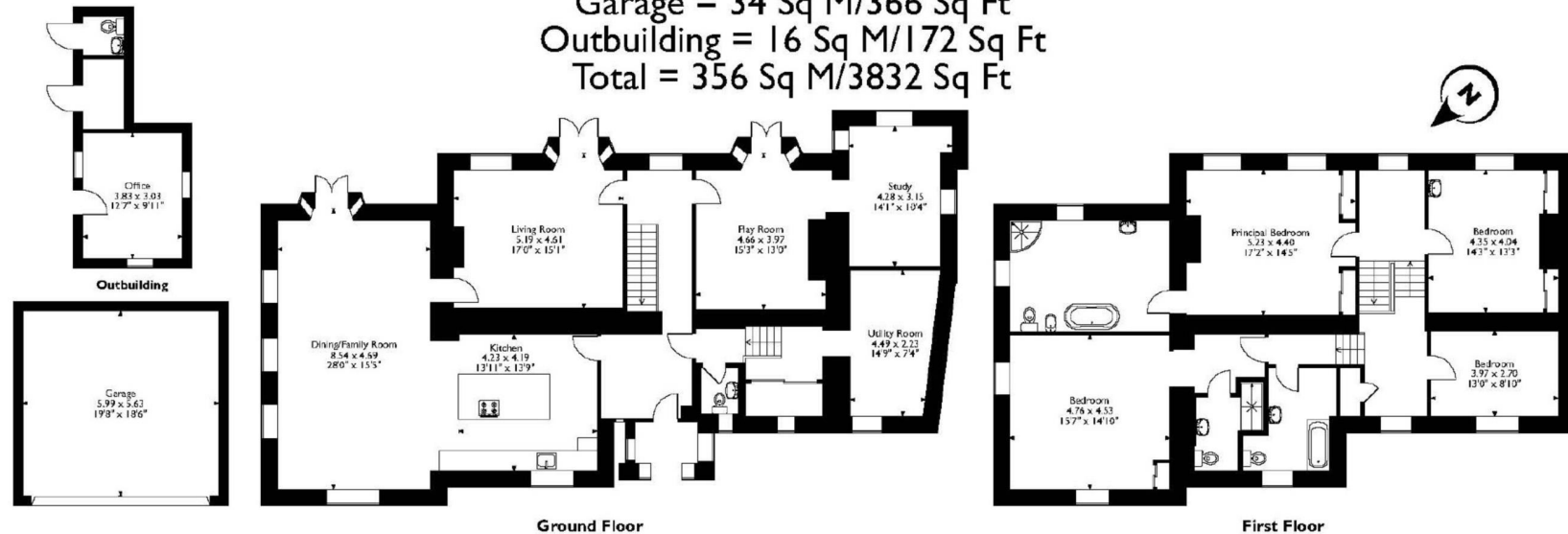
There's ample parking plus a turning circle and double garage that happily makes cars and vehicles feel at home. There's also a separate home office nestled within the stunning garden. Being cloaked in such natural beauty will surely inspire the home worker but might also distract with the understandable desire to want to wander outside and become fully immersed in nature once again.

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. Mulberry House can be found on your right-hand side after turning for Court Gardens, 0.1 miles. Opposite Laurel Park turning. What3words:- ///eggs.upwardly.marked



Approximate Gross Internal Area
 Main House = 306 Sq M/3294 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Outbuilding = 16 Sq M/172 Sq Ft
 Total = 356 Sq M/3832 Sq Ft

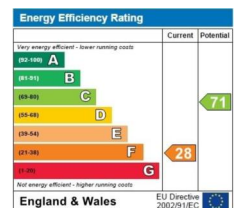


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 6EY | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: TBC



*Internet speed according to the BT Availability Service using the postcode and landline
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