



# LLANISHEN

Guide price **£685,000**





# BRACKENWOOD

Llanishen, Church Road, Chepstow, Monmouthshire NP16 6QS



Detached bungalow  
Large garden  
Sought after location of Llanishen village

This is a property full of potential, with its unique layout offering a canvas for creativity and innovation and presents an exciting opportunity for modernisation and redesign, if desired.

For local amenities, the village can offer a petrol station, pub, shop, village hall and a beautiful church. Also, in the nearby village of Trelleck, which is a short drive away, there is a local doctors surgery, and local primary school.

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 and coastal path walk or enjoying the stunning views over the Usk and Wye Valley.





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### KEY FEATURES

- Four bedroom detached bungalow
- Beautiful views over open countryside and beyond
- Great opportunity
- Mature and well-established garden
- Garage & parking for several vehicles
- Owned solar panels at the property





# STEP INSIDE



Stepping into a space designed for comfort and hospitality. The warm and welcoming hall sets the tone for the rest of the home, offering easy access to the main living areas and inviting exploration.

As you make your way into the lounge, it's easy to see why it would draw you in. The large picture window is a focal point, offering not only a stunning view of the valley but also a sense of connection to the surrounding landscape. With far-reaching views some days, it seems like you sat above the clouds.

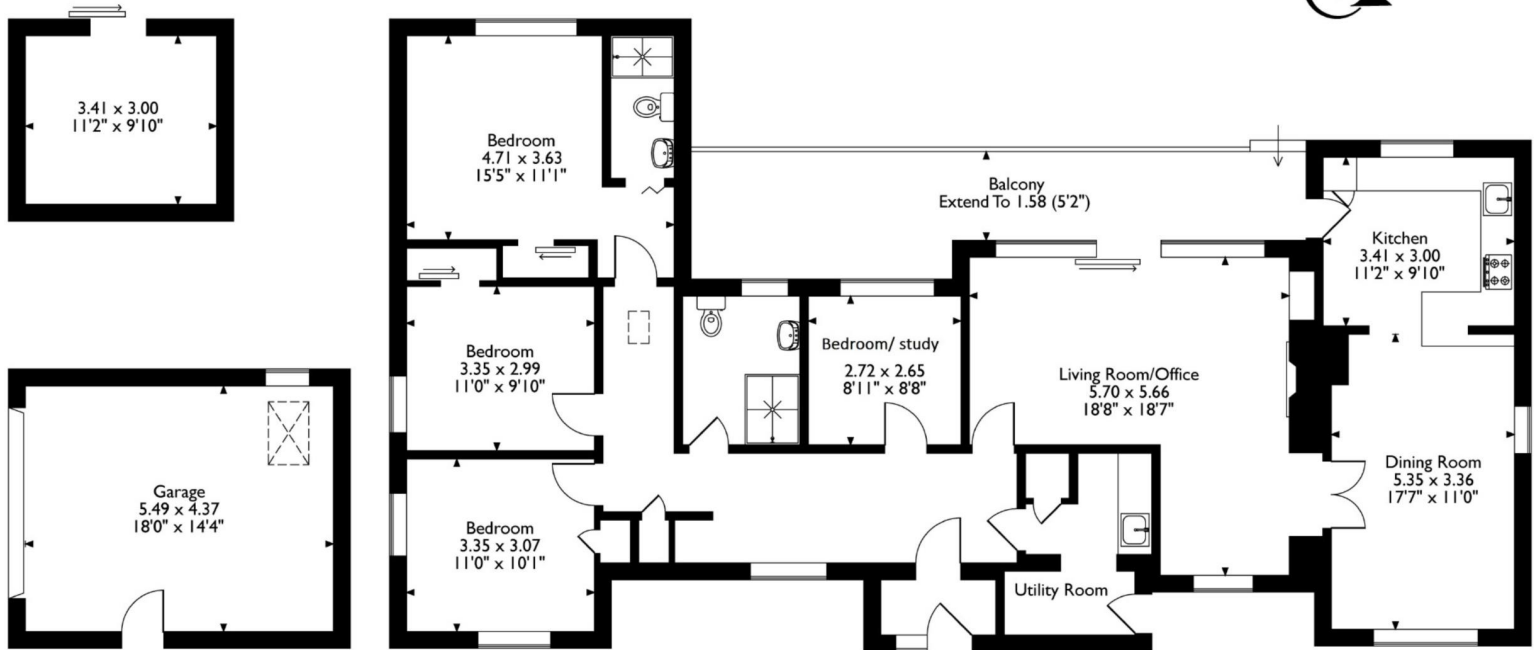
The vaulted ceiling in the dining area adds an extra touch of grandeur and spaciousness, creating an airy and open atmosphere that encourages relaxation and conversation. It must feel wonderful to gather around the dining table under such a feature with a circular window adding light and character, whether it's for family meals or hosting guests for special occasions.

The traditional kitchen, open-plan with the dining area, offers the best of both worlds - the charm of traditional design with painted base and wall units, with spaces for appliances.

The utility area and additional room positioned under the kitchen offer even more flexibility and convenience.

This space could be utilised in so many different ways, whether it's as a laundry room, storage area, or even as a workshop or hobby room. This property needs to be viewed to appreciate what it has to offer.

Approximate Gross Internal Area  
 Main House = 153 Sq M/1647 Sq Ft  
 Garage = 24 Sq M/258 Sq Ft  
 Total = 177 Sq M/1905 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.

"Brackenwood" holds a special place in the heart of its current owner, having been cherished and cared for over the past 30 years. The fact that it hasn't been on the market for such a long time speaks volumes about the attachment and fondness its owner has for the property.

The versatility is one of its most appealing features. With three bedrooms and a study, there's ample space to adapt the layout to suit your needs and preferences. Whether you choose to use the study as a home office, or an additional bedroom.



# STEP OUTSIDE



Aprox half-acre garden filled with mature trees like acers and magnolias create such a lush and serene atmosphere. Japanese acers are renowned for their vibrant foliage, and the bursts of colour they add to the garden throughout the seasons. It's evident that the current vendor has poured a lot of love and care into nurturing this garden over the past 30 years at Brackenwood.

#### AGENTS NOTE:

The property benefits from privately owned solar panels, reducing energy costs.

## INFORMATION

Postcode: NP16 6QS

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: C



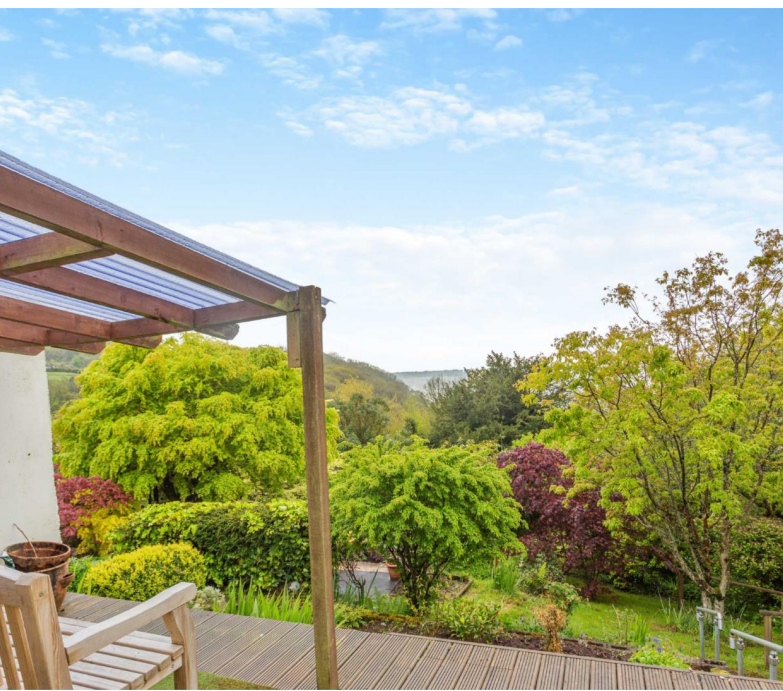




## DIRECTIONS

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. When entering the next village of Llanishen where you take the second left and travel down the lane the property will be located on your left-hand side.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (92-100)                                    | B |                         | 83        |
| (81-91)                                     | C | 73                      |           |
| (69-80)                                     | D |                         |           |
| (55-68)                                     | E |                         |           |
| (39-54)                                     | F |                         |           |
| (21-38)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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