



The Barn House  
Trelleck Grange | Llanishen | Chepstow | Monmouthshire | NP16 6FD

FINE & COUNTRY

# The Barn House

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Full of character and charm, this attractive detached barn conversion enjoys an enviable situation, in secluded well-maintained grounds of 1.76 acres, with panoramic uninterrupted views over the beautiful countryside of the Lower Wye Valley, in an area of outstanding natural beauty.

Providing the best of both worlds, the barn enjoys an idyllic rural setting coupled with convenient access to nearby towns and cities, for schools, amenities and commuting to work. It is situated near the pretty hamlet of Trelleck Grange, between the historic market towns of Chepstow (7 miles) and Monmouth (10 miles), with their shops, supermarkets, state and private schools, leisure facilities, pubs and restaurants and other amenities. In Trelleck Grange is the locally renowned Fountain Inn Public house and in Trellech (4 miles) there is a primary school, doctor's surgery, church and village pub. The barn is within commuting distance of Bristol (24 miles), Cardiff (32 miles) and Newport (20 miles). From Monmouth, the A40/M50 gives access to the Midlands.

A wonderful family home, the stone agricultural barn was converted in 2008 and it combines ancient character and contemporary styling in just under 3000 sq feet of accommodation. The flexible layout provides up to five bedrooms, with options to use the single-storey east wing as an annex or, as currently, to provide additional reception and work space, plus a ground floor bedroom with adjoining shower room.

One of the barn's stand-out features is a new two-storey, oak-framed gable at the front, with glazed panels filling the extension with natural light. Further interior and exterior glazing throughout the barn bathes the living spaces with light and opens up views of the surrounding countryside. The property forms a U-shape around a central courtyard which faces south east and takes full advantage of the fine views, overlooking a wooded valley with the rolling Monmouthshire hills beyond. The high-quality conversion incorporates new oak windows and the accommodation is exceptionally well presented. Nods to the barn's heritage include traditional oak beams, characterful exposed stonework and original arrow slit windows.



# STEP INSIDE

## The Barn House

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Set back under the oak-framed gable at the front of the property is a solid wood door with glazed panels either side, leading through to an enclosed natural stone paved entrance porch which in turn leads to the dining hall. The light bounces around this lovely, large room, which has glazed panels separating it from the front porch and the rear courtyard and a glass wall partly dividing it from the equally light and airy sitting room, which has windows to three sides. Both rooms have wonderful exposed central ceiling beams and engineered oak flooring. The sitting room benefits from a contemporary-style log burner.

A solid wood door from the dining hall leads to a useful boot room, which is open plan to the kitchen. Both rooms have a vaulted ceiling, exposed Green Oak roof trusses and a glazed wall facing the courtyard. From the boot room there is a door to the side of the barn. A fabulous oak staircase with a glazed balustrade rises to the first floor.

The kitchen/breakfast room is a stunning space, which enjoys wonderful views over the courtyard terrace to the countryside beyond. Double, oak framed, glazed doors open directly to the courtyard, making outdoor entertaining an easy and attractive proposition. The kitchen is beautifully presented, with stylish, modern units, a large central island and a comprehensive range of fitted appliances. There's a door from the kitchen to a fitted utility room which can accommodate a washing machine and dryer.

Another door from the kitchen opens to an inner hallway which leads to the east wing of the barn, where there are three ground floor double bedrooms and a well-finished, fully tiled shower room. This wing has the potential to be used as annex accommodation if required. The vendors currently have it arranged to provide a study and separate sitting room as well as a bedroom.





In this configuration, wooden concertina doors from the inner hallway open to steps down to the study, a wonderful space with a glazed wall along one side and an inset glazed door which leads to the courtyard.

Next door to the study, the sitting room has glazing to two sides, opening up the amazing views from the back of the barn. A glazed door opens to the courtyard and the room benefits from a contemporary wood burning stove. Overlooking this room, accessed from a staircase in the hallway behind the study, there is a mezzanine area, which could provide additional workspace. The current bedroom in this wing is has a skylight and a window overlooking the fields at the rear of the property.

The spectacular, L-shaped principal bedroom suite is on the first floor of the barn, accessed via the staircase from the boot room, which leads up to a landing with exposed stone walls. The main bedroom also has an exposed stone wall, featuring an original arrow slit window with a full sized window above. The bedroom incorporates the gable extension, which has floor to ceiling oak framed windows in the apex, framing the picturesque views. The vendors currently have this part of the room arranged as a seating area, where they can relax and soak up the scenery. The spacious principal bedroom benefits from a luxurious en suite shower room.

Further along the landing there is a further, generous bedroom and adjacent to this is a modern bathroom..

















## STEP OUTSIDE

### The Barn House

The property is approached from a country lane via electrically-operated entrance gates with an intercom system. The gates open to a long, sweeping gravel driveway, bordered by post and rail fencing. The driveway is flanked on one side by an orchard and on the other side by a well fenced paddock.

As the driveway approaches the barn it splits into two. One drive leads to a parking area and a large, detached double garage/workshop with power, water, automatic roller shutter doors and solar panels on the roof. The other leads to the front of the barn, where there is further ample parking.

The barn stands in approximately 1.76 acre of landscaped grounds, which include an orchard, well maintained areas of grass and a paved terrace to the south west side of the property, which takes full advantage of the views across the tranquil, rolling Monmouthshire countryside. The barn is built in a U-shape around a pretty central courtyard which makes a wonderful space for outdoor dining and entertaining.

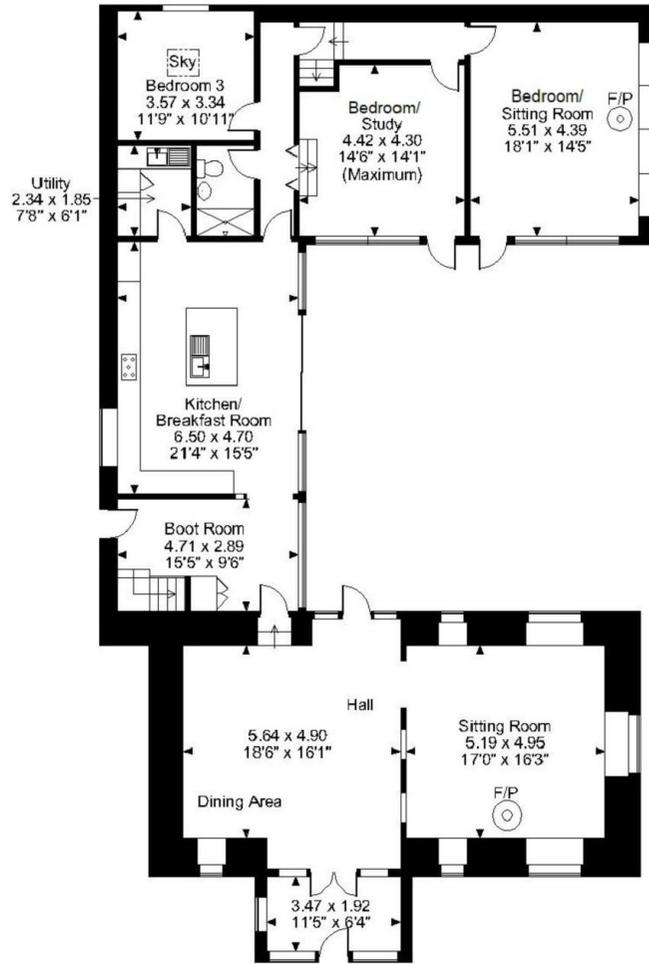
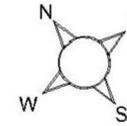


## LOCATION

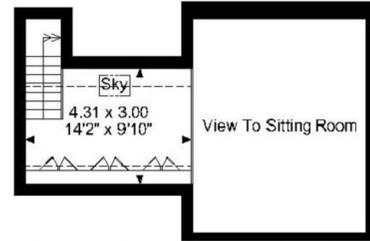
What3words: [///regulates.laptops.watched](https://www.what3words.com/#!/regulates.laptops.watched)

# The Barn House Trelle Grange, Llanishen, Chepstow

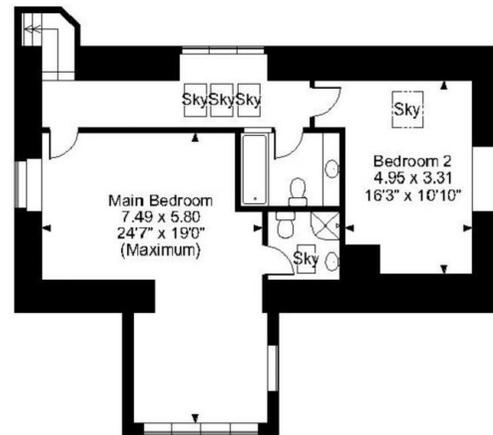
Approximate Gross Internal Area  
 Main House = 2921 Sq Ft/271 Sq M  
 Garage = 671 Sq Ft/62 Sq M  
 Total = 3592 Sq Ft/333 Sq M



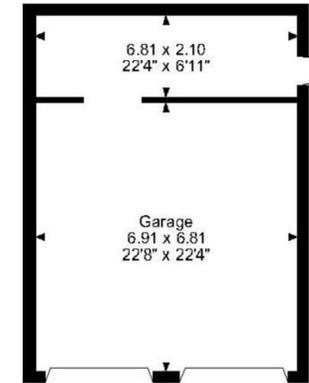
**Ground Floor**



**Mezzanine Above Study**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

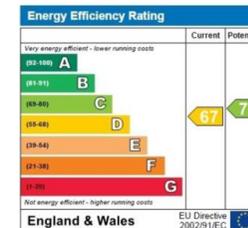
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Postcode: NP16 6FD | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Gas LPG | Drainage: Private

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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