



LLANVACHES

Guide price **£900,000**



GREENACRE HOUSE

Caldicot, Newport NP26 3BA



Panoramic views over open countryside
Basement level offering flexibility
Ideally located for M4 commuting

This beautiful property originally known as "Greenacre Cottage," has changed hands several times over the years. In the mid-nineties a local businessman acquired it through auction. Opting for modernisation, he demolished the original structure and erected a larger, contemporary home for himself and his family. This new abode boasted a purpose-built basement, which still remains in situ today, and provides a superb flexible space with multi-functional usage. While the cottage was replaced with a modern structure, the old stone barn, showing signs of decay, was restored using materials salvaged from the original dwelling.

Furthermore, remnants of the demolished cottage were repurposed to construct a retaining wall encircling the new residence. The property exchanged hands again in 2005, finding new occupants in a young family who resided there until 2018. Since this date the current vendors have lovingly restored, renovated and reconfigured Greenacre House transforming it into a magnificent property suited for both family life and entertaining. Situated in a quaint hamlet to the west of the village of Llanvaches, the property offers breathtaking views of the panoramic landscape, beautifully framed from both inside and outside of the residence.

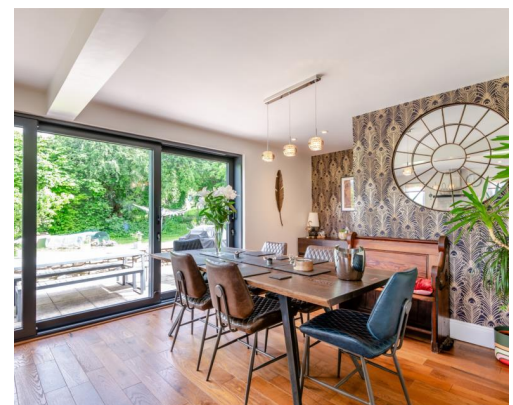


Guide price
£900,000



KEY FEATURES

- Stunning detached property
- Five bedrooms- two with ensembles
- Superb open plan kitchen and dining room
- Two reception rooms
- Superb semi-rural location
- Approx 0.5 acres of gardens with a detached barn



STEP INSIDE



Stepping through the canopied front entrance door there is a spacious reception hallway, this hall serves as the central hub to all ground floor rooms, fostering a seamless flow throughout the home.

Enhancing the hallway is the presence of a pitch pine floor. A turned staircase ascends to the first-floor galleried landing and there is an additional staircase providing access to the lower basement level.

A thoughtful addition to the property, the boot room is located just off the reception hallway. Here, a large double cupboard with sliding doors offer storage solutions.

Connected to the boot room lies the generously proportioned utility room, fitted with a range of high gloss fitted units and utility plumbing, there is also external access. The hallway also provides access to a cloakroom fitted with a modern two-piece suite in white.

As you step further in, the sitting room offers a secondary front-facing reception room boasting a cosy ambiance. Its engineered oak flooring adds warmth underfoot and there is a garden aspect.

The living room reveals a truly spectacular reception space. Here, windows frame breathtaking countryside views, offering a picturesque backdrop to daily life. French doors offer access to the outdoors, whilst internally, focal points are the pitch pine flooring and a gas free-standing log effect fire.

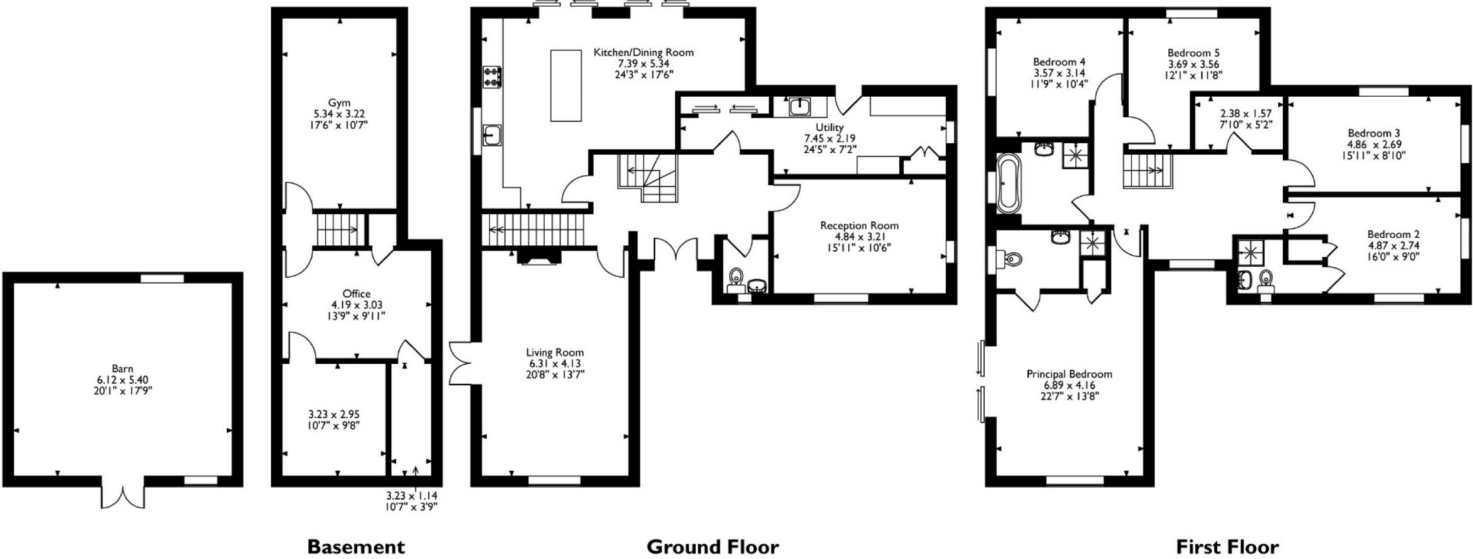
The heart of the home, the open plan kitchen/dining/family room which has undergone a transformation, emerging as a beautiful family space. Thoughtfully reconfigured and refitted, it now stands as the hub of daily life. At its core, a central island offers ample base storage. There is a dedicated dining area, and additional space for a sofa if required.

Once again, windows frame the breathtaking views that surround, while the addition of triple doors offer seamless access to the sun terrace, inviting outdoor living into the heart of the home.

The kitchen itself is a testament to both style and functionality and is fitted with a range of high gloss fronted base and wall units, these are complemented by high-quality work surfaces and an engineered oak floor. Appliances including a gas range, American fridge freezer, and dishwasher are available by separate negotiation. Within the property is a purpose-built basement, offering a wealth of possibilities with its flexible design and multi-functional spaces. While natural light may be absent from this level, the rooms are fully utilised. On the left side of the basement there is a spacious study and leading off the study are two additional rooms.

One is currently designated as a sewing/hobby room, while the other bears the endearing title of "The Wine Room". Meanwhile, on the right side of the basement, another sizable room currently serves as a gym. All rooms can be easily reconfigured to accommodate varying needs and preferences.

Approximate Gross Internal Area
Main House = 261 Sq M/2810 Sq Ft
Outbuilding = 33 Sq M/355 Sq Ft
Total = 294 Sq M/3165 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.

Upon ascending to the first floor, the property unfolds to reveal a haven of comfort and functionality, boasting five bedrooms, a dressing room, and a family bathroom. Each of these rooms are seamlessly connected from a generously proportioned landing.

The spacious principal bedroom offers unparalleled views that mirror, albeit elevated, the picturesque landscape admired from the living room below. It also offers a modern ensuite fitted with a three-piece suite, including an oversized shower cubicle.

The guest bedroom beckons with its own front-facing position, offering dual garden views and also boasts the added convenience of an ensuite shower room, thoughtfully appointed with a three-piece suite in white.

Then the remaining three bedrooms on the first floor each offer either a countryside or lush garden views. All of these rooms will accommodate a double bed. Additionally, there is a versatile room, currently serving as a dressing room, but poised to effortlessly transition into an ideal nursery or study.

Completing the ensemble of first-floor accommodations is a superbly refitted bathroom, fitted with a with a four-piece suite in pristine white, including a bath and a separate shower enclosure.

VENDOR INSIGHTS:
We fell in love with Greenacre House the minute we came down the track and opened our car doors to hear nothing but bird song, but twenty years on from being built, the house was in serious need of a face lift! Since 2018, we have opened up the separate kitchen, utility and dining room to make an open-plan family space with a large sliding window giving way to the garden and the views. All three bathrooms have been replaced with modern suites; the integral garage has been replaced with a further reception room and a large utility room and the basement has been remodelled to include a gym, office, hobby room and wine cellar.

STEP OUTSIDE



Undoubtedly, one of the most striking elements of this beautiful property is its enviable location, boasting panoramic views of the picturesque countryside that envelops it. Nestled within approximately half an acre of meticulously maintained gardens, Greenacre House exudes an aura of tranquillity and natural beauty. Positioned centrally within its expansive plot, the property effortlessly commands attention, presenting a captivating blend of elegance and rural charm. The property also includes a charming stone barn, a versatile addition that opens doors to a myriad of possibilities. Approaching the property is a paved driveway, capable of accommodating up to seven vehicles. The property offers cottage style gardens, which are primarily lawned with strategically placed seating creating vantage points for the far-reaching views. Accessible from the kitchen is a paved sun terrace, a focal point designed for al fresco gatherings. This sizeable outdoor space seamlessly integrates indoor and outdoor living and throughout the remainder of the garden, a diverse array of mature shrubs and trees are planted.

AGENTS NOTE:

Access to the property and barn are covered by an indemnity policy. The property has private septic tank drainage. To locate the property, please use What 3 Words, instead of Sat Nav.

INFORMATION

Postcode: NP26 3BA

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From the A48 (in the direction of Newport) turn right to the side of the Rock & Fountain pub. After 0.1 mile turn left (to the side of the white Toll House). Proceed for a short distance and turn left signposted Whitebrook. Continue passing Wentwood Lodge on the left-hand side and for a total of 0.4 miles, turn left signposted Whitebrook. Continue passing a cluster of houses on the left and after passing Stonefields Barn on the left, take the next left turn onto a track. Proceed to the very bottom of the track where the entrance to Greenacre House can be found.
What3Words - locker.chuck.deranged



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.