



Fern Lea
Trelleck Cross | Trelleck | Monmouth | Monmouthshire | NP25 4PX

FINE & COUNTRY

FERN LEA



A superb family home, this beautifully-designed and exquisitely-presented contemporary detached residence sits in 10 acres of private, well-maintained grounds in the midst of the rolling Monmouthshire countryside.



KEY FEATURES

Creating a “wow” first impression, the handsome property has the appearance of a Georgian mansion, with a symmetrical facade and a central portico. It’s a unique home, built by the vendors in 2016 and marrying elegant period architecture with all the conveniences of the present day. Luxurious, stylish and comfortable, it is filled with natural light, with spacious, high ceilinged rooms and underfloor heating throughout. The traditional style sash windows are double glazed and to one side there is a spectacular single storey family drawing room, with bi-fold doors to bring the outside in.

Built as the vendors “dream home”, it has been planned to the last detail, so it is ideal for a busy family to move straight in. It has five double bedrooms, generous open plan family living space and a games room above the garage. It is positioned centrally in secluded, low-maintenance, landscaped gardens with manicured lawns, a wrap-around sun terrace and plenty of dedicated seating areas from which to enjoy the blissful rural surroundings and views over the fields and woodland.

Alongside the house is a four-bay, oak-framed, cart barn-style garage, with ample additional parking in front. There is also an original, stone-built, two-storey granary, with potential for conversion into a gym or home office, subject to planning.

In a “best of both worlds” location, the property is in an area which provides a peaceful escape and lots of opportunities for enjoying an outdoor lifestyle, whilst having good access to nearby towns and to the motorway network, linking to Cardiff, Bristol and the Midlands. It is close to the charming village of Trelleck, set on a plateau above the River Wye in the Wye Valley National Landscape, an area of outstanding natural beauty. Trelleck is a sociable community, well served by a vibrant village hall, a medical centre, a village pub and a well-regarded Primary School. Monmouth, just six miles away, is an historic market town, with plenty of shops and other amenities and well-regarded schools, including the prestigious Haberdashers’ Monmouth independent boys’ and girls’ schools.









SELLER INSIGHT

“ Fern Lea has been our cherished home for nearly a decade. We purchased the property, demolished the existing structure and built the house of our dreams in a location that captivated us with a beautiful vista. The house sat in the middle of a generous plot with immense potential and we embraced the challenge of extensive work, ultimately deciding to rebuild.

The property boasts several outstanding features, particularly the kitchen, family room and dining rooms which all flow together making it a great sociable space. In the warmer months it's so nice to open up the bi-fold doors on to the wrap around patio and enjoy the inside/outside effect and long reaching views and spectacular sunsets. During the cooler months even with bi-fold doors closed, we are still able to watch the changing seasons. Christmas here is also a joy with large Christmas trees and lots of fairy lights, inside and out.

Our grandchildren love to play on the lawns surrounding the house, whether it's cricket, football, baseball or enjoying the zip wire and wooden fort. They also love to play in the surrounding wooded area and adjoining fields, making dens and secret hideaways and running through the wild flower patch. We've had many memorable evenings sitting around the fire pit enjoying s'mores or toasted marshmallows and hot chocolate.

We have lovely neighbours who are always helpful and look out for each other without being intrusive. The village is a 10 minute walk away and has a charming pub, a lovely church, a good primary school and an excellent doctors surgery. There is a good community spirit with regular events such as tea and cake afternoons in the village hall.

I will miss the spaciousness of the kitchen, family and dining rooms and the ease of cooking whilst still chatting to everyone. We will miss the fantastic sunrises, sunsets and wonderful views. Hosting gatherings has been a joy and we very much hope another family will find as much happiness here as we have. *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

The front door, set under a Georgian-style portico, opens to a grand entrance hall, with marble flooring, decorative cornicing and double doors leading off to each side. A beautiful, bespoke oak staircase rises from the centre of the hallway and splits to lead to a horseshoe-shaped gallery landing above.

The traditional-style double doors to one side of the hallway open to a large sitting room, where an imposing fireplace provides a focal feature. The high-ceilinged room has decorative cornicing and built-in cabinets and shelves. It has engineered oak flooring, which is used throughout the reception rooms and the first floor bedrooms. The room is filled with natural light, with two sash windows to the front of the house and French doors opening to a paved rear terrace.

The other side of the hallway, the double doors open to reveal a fantastic family living space, which includes a stunning kitchen, designed and built by Quails of Usk. The high-end kitchen includes distinctive curved cabinetry, a central island and a floating breakfast bar, positioned to give views of the garden through the two front-facing sash windows. The kitchen flows through to a dining area, where there is a built-in dresser unit incorporating a wine cooler. The dining room has windows to two sides and French doors to a paved terrace at the side of the property, which is ideal for outdoor dining and entertaining. The kitchen area also flows into a wonderful, light and airy single-storey family drawing room. It has a vaulted ceiling, two windows overlooking the rear garden and bifold doors to two sides. These can be pulled open to the wide, paved entertaining terrace, bringing the outside in and taking advantage of the lovely rural views from the front of the property.

To one side of the kitchen area, there is a door to a useful, well-fitted utility room, with direct access to the back garden. Positioned at the rear of the entrance hallway, there is a downstairs cloakroom and another door through to the utility room.

From the entrance hallway, the beautiful staircase leads up past a large, arched window, which overlooks the rear gardens. The elegant main bedroom, positioned to one side of the galleried landing, has two large sash windows framing the long distance views over the front of the house and another window to the side elevation. It benefits from a dressing room and a generous ensuite bathroom.

On this side of the central landing there is a further ensuite bedroom, with a stylish built-in wardrobe. The other side of the landing there are two double bedrooms, each with built-in wardrobes. In this part of the house there is also a luxurious, fully-tiled family bathroom with a modern three-piece suite. A further double bedroom, positioned in the centre of the house, has a single large front facing window which benefits from lovely views. This room is currently used as a study.





















STEP OUTSIDE

Fern Lea's grounds extend to 10 acres, with 3.2 acres of gardens around the house and three adjoining paddocks making up the remainder. The gardens are secluded by established hedging with woodland to the side and rear offering a high degree of privacy.

The property is approached from a country lane through gates that lead onto a gravel driveway. The driveway leads to a four-bay, oak-framed, cart-shed-style garage, with plenty of additional parking in front of it. The two-storey garage has steps leading up the outside to a large first floor family games/ TV room in the eaves. There is a useful shower room at the far end.

Opposite the garage is a traditional, stone-built, former granary, providing two ground-floor storage rooms, one used as a wine cellar. External stone steps lead to a good-sized, first-floor storage room. Subject to planning, this could be converted into a gym or a home office.

A paved terrace which wraps around the property makes a wonderful place to sit and enjoy the views and the tranquil rural surroundings. There are several other, carefully placed seating areas, which include a decked area in the back gardens and an area round a firepit in the woodland.

The gardens around the house are neatly maintained, with manicured lawns. An area further away has been turned into a wildflower garden.





INFORMATION

Council Tax Band: H

EPC Rating: C

Tenure: Freehold

Guide price £2,000,000

Fern Lea Trelleck Cross, Trelleck, Monmouth

Approximate Gross Internal Area

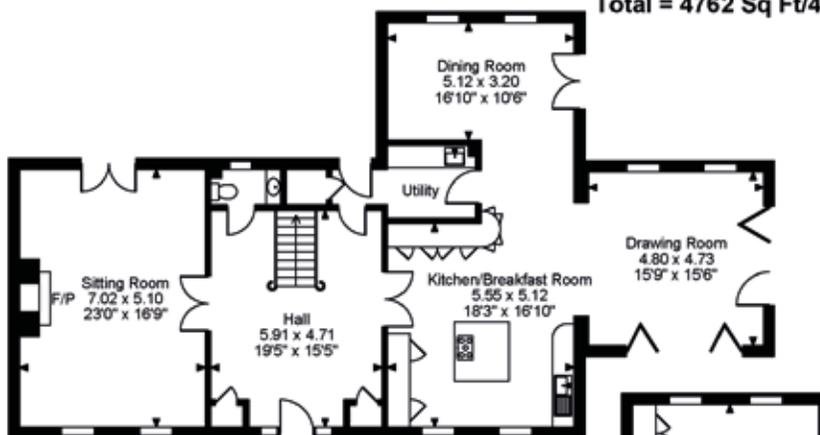
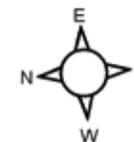
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Garage = 834 Sq Ft/78 Sq M

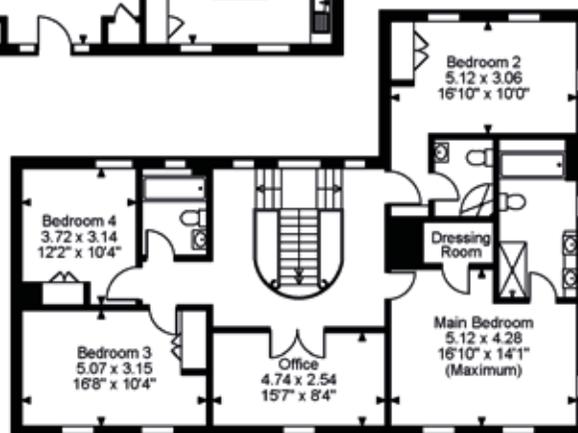
Granary = 563 Sq Ft/52 Sq M

Floor Above Garage = 411 Sq Ft/38 Sq M

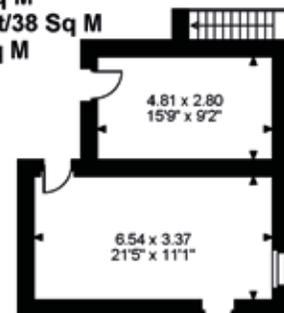
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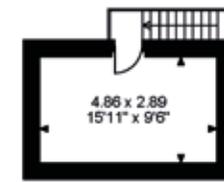
Ground Floor



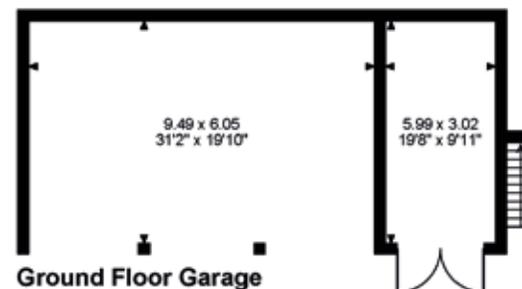
First Floor



Ground Floor Granary



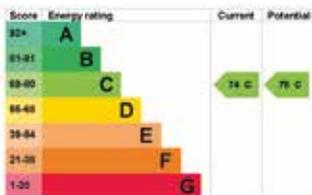
First Floor Granary



Ground Floor Garage



Floor Above Garage



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

--- Denotes restricted head height

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