



LLANVACHES

Guide price **£1,400,000**



COED GWENT

Llanvaches, Caldicot, Monmouthshire NP26 3AZ



Set in approx. 24 acres of land
Stunning views over Wentwood Reservoir
Direct access to Wentwood Forest

This individually designed home is set within approximately 24 acres of grounds. Thoughtfully extended it boasts spacious, versatile accommodation, including three bedrooms with options for further expansion and four generous reception rooms. The property is surrounded by beautifully landscaped formal gardens, two extensive fields, and a captivating stretch of ancient woodland. Practicality is offered by two double garages, and ample off-road parking for 10+ vehicles.

Positioned in an unparalleled setting, the home enjoys breathtaking views over Wentwood Reservoir looking towards the Severn Estuary in the distance and offers direct access to the historic Wentwood Forest, making it a haven for nature lovers. Wentwood Forest is Wales's largest ancient woodland, a place once cherished as a hunting preserve for Chepstow Castle. The forest is alive with history, from ancient trackways to the remnants of a mill, and its trails are ideal for walking, cycling, or horseback riding. In spring, bluebells blanket the forest floor, offering a scene of rare beauty.



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KEY FEATURES

- Detached individually designed property
- 3 bedrooms with further options if required
- 4 spacious reception rooms
- Beautiful formal landscaped gardens
- 2 double garages and off-road parking for 10+ cars
- Sought after rural location



STEP INSIDE



This unique and beautifully extended property offers a generous and adaptable layout across two floors, making it a truly special home. Having undergone two thoughtful extensions, it currently serves as a spacious two-bedroom residence but holds the potential to accommodate up to four bedrooms. By reimagining the first-floor reception room, additional bedrooms could be created to suit your needs.

To welcome you into the home, an arched solid oak entrance door leads to the beautiful main reception, a space that goes far beyond the typical reception area. This inviting retreat, perfect for unwinding with after-dinner drinks, features a striking log-burning stove as its centrepiece, adding warmth and character to the room. French doors open to the rear garden, inviting natural light and enhancing the connection to the outdoors.

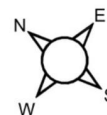
A charming turned staircase with a half-landing climb to the first-floor galleried landing. There are double doors to the kitchen and access to the integrated double garage.

The kitchen truly stands at the heart of this home, offering a perfect blend of functionality and style. Boasting an array of extensive cabinetry, it includes a striking central island that provides additional workspace and informal seating. Spacious enough to accommodate a full-sized breakfast table, this kitchen is ideal for both everyday living and hosting gatherings. The design is elevated by attractive granite work surfaces, which perfectly complement the kitchen's aesthetic. Dual-aspect windows provide garden views, while a stable door offers convenient access to the rear garden, seamlessly blending indoor and outdoor living.

Practicality is key, with integrated appliances that include a dishwasher, washing machine, tumble dryer, and microwave, plus a stylish range cooker, which will remain in place. Thoughtful connections to the rest of the home are provided through doors leading to the dining room and inner hall, while a charming wooden hatch offering a view into the inner study.

The dining room serves as an elegant and spacious reception area, characterised by its beamed ceiling and dual windows that frame picturesque views of the garden. Its generous dimensions make it perfectly suited to host a full-sized dining table, creating a warm and inviting atmosphere for gatherings. From the inner hall, several doors branch out, leading to the inner study, a convenient shower room, and a spacious sitting room.

Approximate Gross Internal Area
Main House = 3441 Sq Ft/320 Sq M
Garage = 483 Sq Ft/45 Sq M
Outbuilding = 717 Sq Ft/67 Sq M
Balcony external area = 125 Sq Ft/12 Sq M
Total = 4641 Sq Ft/432 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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The inner study, one of two potential versatile work-from-home spaces, offers direct access to the dining room and features a hatch connecting it to the kitchen, ensuring practicality and ease of use. This adaptable room is ideal for focused productivity or creative pursuits. Meanwhile, the ground floor shower room boasts a modern three-piece suite, complete with a shower enclosure and a distinctive porthole window that adds a touch of nautical charm.

The sitting room is a standout space, a large and inviting reception area with ample room for a variety of furniture arrangements. The centrepiece of this room is a charming wood-burning stove, complemented by French doors that open onto a front terrace. From here, you can soak in the breathtaking views of the surrounding landscape, including views of Wentwood Reservoir. Adjacent to the sitting room, the guest suite and family room expand the living options further. The family room, currently serving as an additional study, features a beamed ceiling and front-facing windows which once again overlook the serene Wentwood Reservoir.

The guest suite is perfectly made for multi-generational living. This beautifully appointed bedroom offers extensive fitted furniture, independent access to the front driveway, and a well fitted ensuite bathroom.

The five-piece ensuite includes a bath, separate shower enclosure, and a bidet. Ascending to the first floor of Coed Gwent, you are greeted by a stunning galleried landing that sets the tone for the exceptional spaces it leads to. On the right lies the principal suite, a spacious and serene retreat offering breathtaking views over the gardens and beyond. This bedroom is thoughtfully designed with a step-up leading to a walk-through dressing area, complete with mirrored wardrobes that offer storage and functionality. Beyond this, the ensuite shower room featuring a four-piece suite, including a shower enclosure and a bidet.

To the left of the landing is what can only be described as the crown jewel of the house - a remarkable first-floor living room. This room was originally designed as a bedroom and boasts a beamed, vaulted ceiling providing the room with character. Its expansive design lends itself to flexibility, with the potential to be reconfigured into an additional bedroom, or even two, should the need arise. The focal point of this space is undoubtedly the doors leading to a balcony that overlooks ancient woodland, providing a tranquil connection to nature. The main window, however, steals the show, framing unparalleled views of the landscape, with vistas stretching toward the reservoir and estuary in the distance. This room is an extraordinary blend of charm and breathtaking scenery, making it a space that must be experienced to be truly appreciated.

STEP OUTSIDE



Stepping outside, the property is surrounded by an expanse of approximately 24 acres of land, encompassing two fields, ancient woodland, and meticulously maintained formal gardens. To the right of the property lies Bridewell Wood, a historic woodland teeming with natural beauty. In the spring, a vibrant carpet of bluebells transforms the area, while an abundance of birdlife and wildlife makes it a sanctuary for nature lovers.

The formal gardens are a masterpiece of landscaping, featuring terraced areas planted with a variety of established fruit trees, including apple, plum, fig, and pear. Lush, manicured lawns weave through the space, dotted with thoughtfully placed seating areas that provide perfect vantage points for taking in the stunning views of the open countryside, stretching towards Wentwood Reservoir and the estuary beyond. A serene garden pond, complete with modern filtration and stocked with aquatic life, adds to the tranquil atmosphere.

The two fields offer boundless opportunities for a range of uses and are equipped with automatic filling troughs, ensuring convenience for agricultural or equestrian pursuits. Practicality is offered with the property's extensive block-paved driveway, accessed through electric gates, which offers off-road parking for more than 10 vehicles. Additional storage and parking options are available with the property's integrated double garage featuring an electric crocodile door, as well as a timber oak-framed detached double garage crafted by Prime Oak.

The grounds are further complemented by three garden sheds with electric, ideal for storage or hobbies, and a delightful summerhouse that provides a charming retreat within the garden.

AGENTS NOTE:

Private drainage and oil central heating.
There is a public right of way across the field from the road to the forestry track.
There are solar panels to the property, which were advised are owned.

INFORMATION

Postcode: NP26 3AZ

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: TBC





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (Parkwall) take the second exit (straight over) and continue along the A48 for several miles, bypassing the village of Caerwent. Continue and take the right turn signposted Llanvair Discoed, continue without deviation into the village of Llanvair. At the T Junction turn right, signposted Wentwood and continue up the hill, and again for a few miles without deviation along Usk Road. The property is situated on the righthand side overlooking Wentwood Reservoir.



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