



# WHITEBROOK

Guide price **£695,000**





# OLD TRINITY CHURCH

Whitebrook, Monmouth, Monmouthshire NP25 4TU



Three-bedroom Grade II listed former chapel  
Original features throughout  
No onward chain

Whitebrook is in the Wye Valley Area of Outstanding Natural Beauty, a wonderful location for those who enjoy the outdoors. There are plenty of opportunities for walking, climbing, cycling, canoeing, riding or simply enjoying the river, scenery and wildlife. There are a number of good pubs and restaurants in the vicinity, including Michelin-starred The Whitebrook.

On the west (Welsh) side of the River Wye, the village is mid-way between Tintern, with its renowned Cistercian abbey and the market town of Monmouth (each about 6 miles distant.) Monmouth provides a variety of independent shops, restaurants, tea rooms and coffee shops and has a Lidl, a Waitrose and an M&S Food. The town hosts regular markets and a busy programme of events, boasts good leisure and recreation facilities and nearby world-class golf courses.



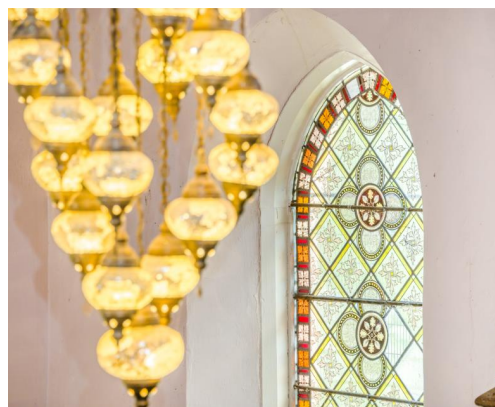
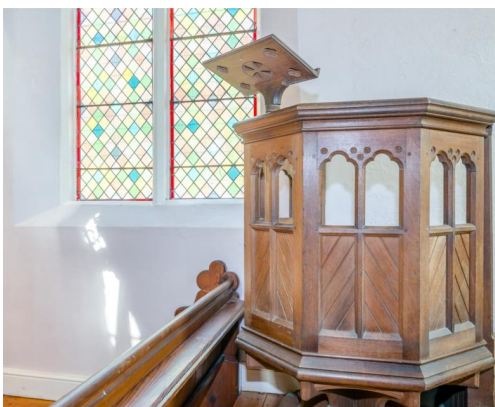


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£695,000



### KEY FEATURES

- Grade II listed former chapel
- Sympathetically restored throughout
- Three bedrooms
- Abundance of original features
- No onward chain
- Off road parking for several vehicles





# STEP INSIDE

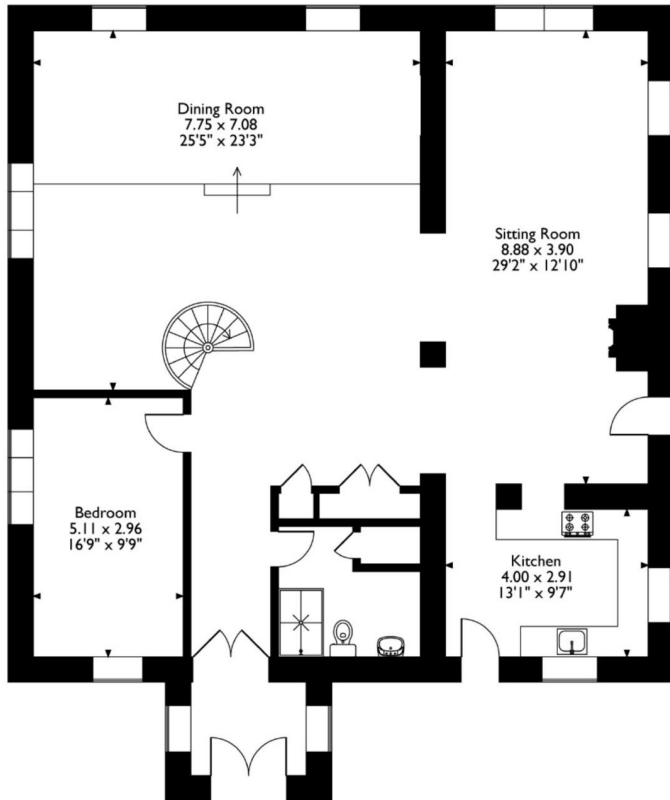


This is a rare and exciting opportunity to acquire a Grade II Listed former church, thoughtfully restored by its current owners into a unique and stunning home. Originally built in 1836, Old Trinity Church retains a wealth of original character while blending contemporary design. The spacious and versatile living accommodation is spread over two floors.

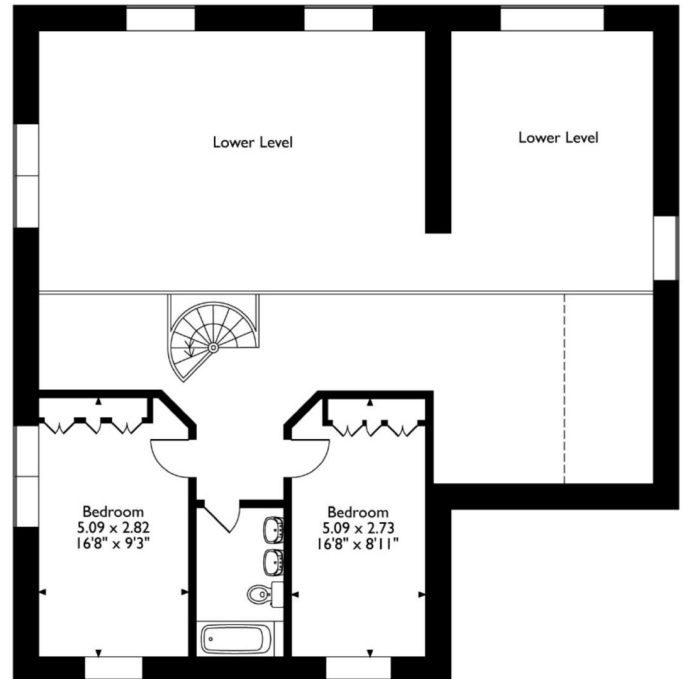
The entrance features a covered porch with grand wooden double doors, leading into a hallway with a flagstone floor and stained-glass windows. Off the hall, there's a generous double bedroom with solid wood flooring and double aspect views. On the opposite side, a modern shower room includes a mains-fed shower, WC, and washbasin.



## Approximate Gross Internal Area 283 Sq M/3046 Sq Ft



**Ground Floor**



**First Floor**

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.

The open-plan living/dining room offers ample space for dining, living, and hobbies, highlighted by a spiral staircase, raised dining area, and original features. Full-height stained-glass windows flood the space with natural light, and there's underfloor heating control, a storage cupboard, and a free-standing wood burner. The adjacent kitchen boasts fitted units, granite countertops, a double oven with extractor hood, and space for a fridge-freezer and dishwasher, with doors leading to the garden.

Upstairs, the mezzanine provides a flexible area, leading to two bedrooms and a large bathroom, complete with a bath, shower, WC, and dual washbasins. This home combines historic charm with modern living, offering a truly unique and remarkable property. There is also scope for conversion of the mezzanine area to create an additional bedroom, subject to the necessary consents.



# STEP OUTSIDE



The property is approached through a private gated driveway that leads to a spacious gravel parking area. The majority of the grounds lie at the front, featuring a well-maintained lawn and a patio - perfect for dining, entertaining, and taking in the views.

A pathway leads to the front entrance, with access available on both sides of the property.

At the rear, there is an additional space that could serve as a storage area or be transformed into a courtyard garden.

AGENT'S NOTE: There are no graves on the site.

## INFORMATION

Postcode: NP25 4TU

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: E







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and bare left onto Blestium Street. At the roundabout take the second exit. At the traffic lights turn left onto Cinderhill Street. At the roundabout take the second exit onto Portal Road. Continue to follow B4293. Slight left to stay on B4293. After 3 miles, turn left and Old Trinity Church will be fond after 2.3 miles on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	75

England & Wales EU Directive 2002/91/EC

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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.