



CATCHMAYS COURT

LLANDOGO | MONMOUTH | MONMOUTHSHIRE



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CATCHMAYS COURT IS A MAGNIFICENT STANDALONE PERIOD PROPERTY WITH UP TO 6 BEDROOMS. IN ADDITION THERE IS A ONE BEDROOM SELF-CONTAINED ANNEXE ABOVE THE GARAGE AND STORE, WITH ADDITIONAL STONE STABLE BLOCK IN THE GROUNDS. IN A PRIVATE POSITION, SURROUNDED BY FIELDS AND OVERLOOKING THE RIVER WYE. THE PROPERTY HAS AN ABUNDANCE OF VICTORIAN SPLENDOUR, NOW IN NEED OF MODERNISATION. THE PROPERTY IS IN A MAGICAL SETTING SURROUNDED BY APPROXIMATELY 13 ACRES OF LAND.

- Beautiful period house in need of modernisation •
- Three double bedrooms, three attic rooms and two bathrooms •
- Garage and store with one bedroom accommodation above •
 - Attractive stone stables with potential to convert (STP) •
 - Gardens and grounds of approximately 13 acres •
- Located in an area of outstanding natural beauty (AONB) •
- Potential for the property to be split for dual family living arrangements •
- Magical and enchanting gardens and grounds with an abundance of flora and fauna •
 - Natural water supply •

Llandogo 1.2 miles • Tintern 2.2 miles • Chepstow 8.0 miles
Monmouth 8.9 miles • Bristol 24.6 miles • Hereford 28.7 miles
Cardiff 36.9 miles • London 131.3 miles • Bristol Airport 32.4 miles
Cardiff Airport 52.0 miles • Birmingham Airport 85.4 miles
• Chepstow Train Station 8.0 miles Abergavenny Train Station 17.3 miles • Bristol Parkway Station 19.8 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Catchmays Court enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

Llandogo is a picturesque village, in a designated conservation area within the Wye Valley Area of Outstanding Natural Beauty, located between Monmouth and Chepstow. It has a local village public house called The Sloop Inn, Llandogo Primary School and Llandogo hosts an annual river festival. There are various walks and trails locally along with the beautiful Cleddon Falls.

Tintern is an attractive riverside village which provides shops, inns and hotels and is on the Wye Valley circular MTB V1 (hard) mountain biking route. The village is world famous for its historic Abbey which was founded by Walter De Clare, Lord of Chepstow in 1131 during the reign of King Henry I. You can join the Offas Dyke path from Tintern as it is located on the far side of the River Wye, it is one of Britain's National Trails and draws walkers from throughout the world.

The property is approximately 8.9 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Just 8.0 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and Chepstow Racecourse. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries.

An abundance of tourism and recreational activities exist within Llandogo and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Catchmays Court is believed to date back to the eighteenth century with later Victorian additions. It has retained many period features.

Step inside the main entrance hall where you get your first glimpse of Victorian splendour. It has a high ceiling, a feature found throughout much of the property. Doors lead off to the spacious ground floor receptions rooms.

The drawing room has a magnificent stone fireplace, with a grand piano at one end and enormous bay windows at the other with floor to ceiling windows allowing light to flood the room. Superb views across the garden towards the river can be appreciated. There are an abundance of period features to include high ceilings,





picture rails and ceiling corning. Doors in the drawing room open into the beautiful timber conservatory.

The Conservatory has three sets of French doors opening out to the garden and a grapevine in situ. It is a superb spot for dining during the summer months.

The sitting room also has an attractive tiled fireplace with a wooden surround and mantle and a wood burning stove. This room also has an enormous walk-in bay window with a wonderful view across the front aspect.

Behind the sitting room is the former kitchen. It still has a range of base and wall units although it has been replaced by the larger kitchen found at the rear of the ground floor. This room offers potential to be transformed into a further reception room.

The dining kitchen offers a range of base and wall units, space for a range cooker and a double stainless steel sink and drainer under the picture window overlooking the Mediterranean style courtyard garden. Dining within the kitchen can be enjoyed as there is space for a family sized table in front of French doors opening out to a courtyard and pond. Tucked away at the rear of the kitchen is a utility area with space for a chest freezer, washing machine, dryer and fridge freezer.

A sliding door near the kitchen opens to reveal stone steps that lead down to the cellar. There are three vaults within the cellar. One of those vaults can be used as a safe as it has a solid security door.

Stairs from the main entrance lead up to the first floor landing. Just off the landing is a double bedroom with a wash hand basin and a view of the courtyard at the rear. Also on this level is a large walk in airing cupboard housing the hot water tank and a bathroom with art deco wall tiles, a corner shower cubicle, wash hand basin and vanity unit. The w.c is in a separate room next door.

Stairs from the first floor landing lead up to two enormous bedrooms, both having outstanding views through large bay windows, across the front garden and River Wye. The bedroom, located above the ground floor drawing room has a beautiful fireplace and an en-suite shower room, with a corner shower with body jets (unknown if in working order), a wash hand basin, w.c and sauna. The bedroom above the sitting room has a wash hand basin in the room.

Stairs from the opposite end of the first floor landing lead up to the rear entrance hall and reception area. This is a wonderful space with wide wooden floorboards, a vaulted ceiling and glazing to three sides. The stained glass panels will be removed before completion.

Further stairs lead up to the attic rooms. The main attic space is extremely spacious with triple aspect windows to three sides. It is currently used as a home office. Several steps then lead up to a landing with a door at either end providing access into two further attic rooms, each having a circular window to the front aspect and a window to the rear. One of these rooms has a wash hand basin.





GARAGE AND STORE WITH ACCOMMODATION ABOVE

From the parking area steps lead up to self-contained accommodation. The accommodation is in need of updating and has an open plan sitting and dining area with doors opening onto a balcony. The sitting area has a woodburning stove and a kitchenette with a stainless steel sink and drainer, space for an undercounter fridge and a table top cooker and / or microwave oven. There are windows to the front and rear aspects. It also has one double bedroom and a shower room.

The self-contained accommodation is set above a garage, store and woodshed. There is potential to extend the accommodation (STP). The store is being used as a gym.

OUTSIDE

There are two impressive entrances with pillars either side each having a long driveway down to the main house. This gives easy access from the A466 from both Chepstow and Monmouth directions. The driveways are lined by an abundance of foliage, mature trees and wild garlic. This sets the scene for what is to come as you reach the main gardens and grounds. Within the grounds are a variety of mature trees to include Copper Beech and Weeping Willow. The property is set back from the road and is on a lower level so has much privacy enhanced by the mature trees.

The gardens and grounds are magical and enchanting with a natural water supply cascading down a waterfall into a man-made pond. A stream then continues to meander down past the property and a range of stone garden stores towards the River Wye. There are beautiful sculptures within the gardens and grounds. Many of these will be left in situ with a few of sentimental value going with the current owners.

A five bar gate leads into an area of reflection with a sculpture and then opens out onto the lower fields. The fields measure approximately 13 acres.

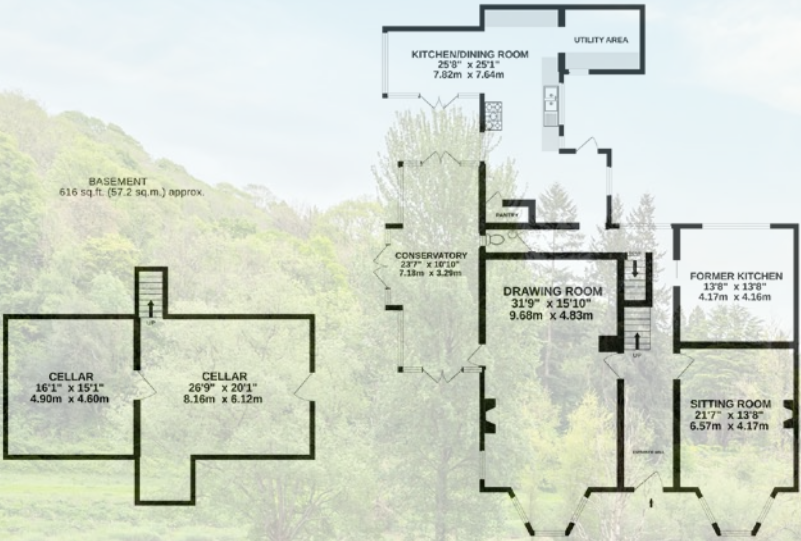
DETACHED STONE STABLES

The attractive, detached stone stable block has three extremely spacious stables and has potential to be converted into further accommodation subject to gaining any necessary planning consents. There are windows to the front aspect and a beautiful orchard with fruiting trees such as Quince, Crab Apple, Apple, Cherries and Walnut at the rear. Below the stables is a cellar. Behind the orchard is an open sided steel shed.



FLOORPLAN

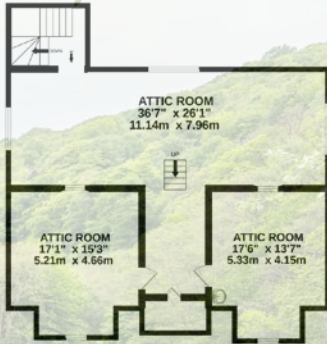
GROUND FLOOR
1797 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR
1470 sq.ft. (136.5 sq.m.) approx.



2ND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



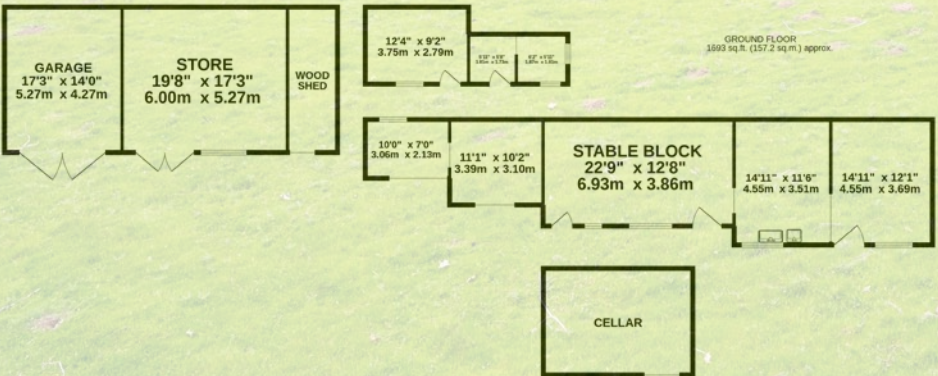
1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 5030 sq.ft. (467.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1893 sq.ft. (174.2 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.

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BASEMENT
225 sq.ft. (20.9 sq.m.) approx.



KEY INFORMATION

Services: Mains electricity, natural spring water supply, oil fired central heating and private drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: H

Tenure: Freehold

Local Authority: Monmouthshire County Council. Telephone 01633 644644

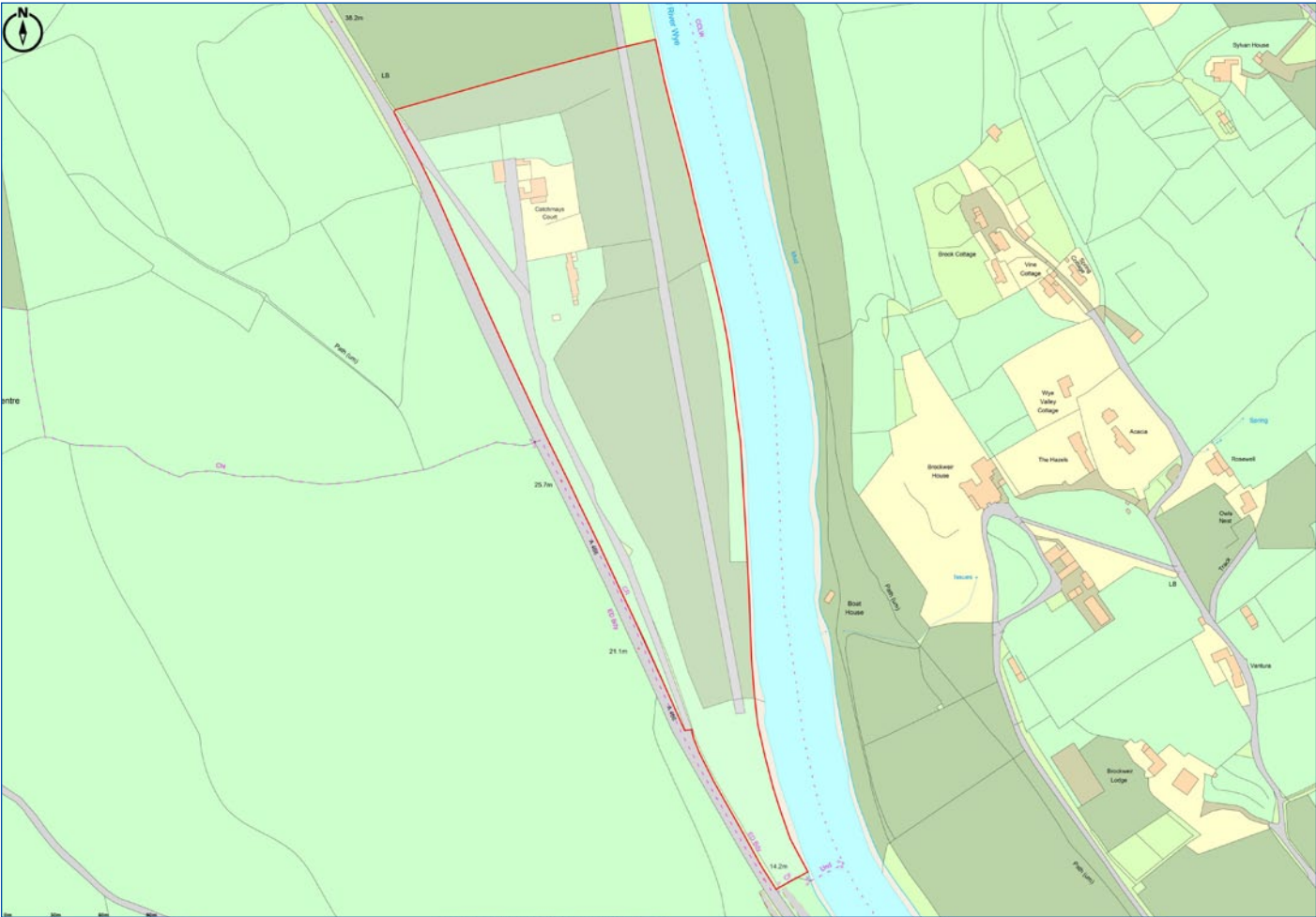
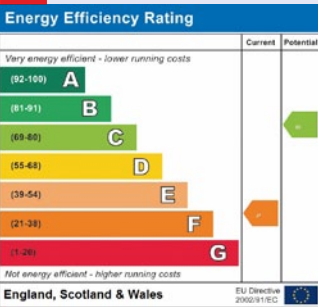
Viewings: Strictly by appointment with the selling agents

Directions:
From Chepstow take the A466 passing Chepstow Racecourse towards Monmouth. Pass through Tintern and continue past a turning right signposted to Brockweir. Continue towards Llandogo and the property will be found on the right.

From Monmouth take the A466 Redbrook Road and stay on this road passing through Redbrook and Llandogo. The property can be found on the left before you reach the turning left to Brockweir.

Postcode: NP25 4TN

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