



CWRT-Y-LLACHA

WOLVESNEWTON | DEVAUDEN | CHEPSTOW





CWRT-Y-LLACHA

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CWRT-Y-LLACHA IS A BEAUTIFUL COUNTRY COTTAGE TUCKED AWAY AT THE END OF A LONG RURAL TRACK SURROUNDED BY ITS OWN LAND AMOUNTING TO APPROXIMATELY 4 ACRES. WONDERFUL VIEWS CAN BE APPRECIATED FROM THE COTTAGE AND LAND. WITH 5 DOUBLE BEDROOMS AND OPEN PLAN LIVING IT REALLY IS AN IDYLIC ABODE IN RURAL PARADISE.

- Beautiful blue and white detached country cottage with land •
- Open plan living accommodation with each window encapsulating a wonderful outlook •
 - 5 generous bedrooms one with en-suite facilities •
- Gardens and land divided into 2 paddocks of approximately 4 acres •
 - In and out circular parking area, double garage with 2 stables and a log store at the rear •
 - Ideal for Equestrian activities with a barn measuring 40ft x 34ft incorporating 4 further stables and a tack room •
 - Just 8 miles to Independent schools in Chepstow and 15 miles to Independent schools in Monmouth •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM CWRT-Y-LLACHA

Devauden 2.9 miles • Usk 5.3 miles • Trellech 6.6 miles • Chepstow 8.4 miles

Monmouth 15.7 miles • Newport 17.5 miles • Bristol 25.2 miles

Cardiff 28.4 miles • London 132.1 miles • Bristol Airport 35.2 miles

Cardiff Airport 43.5 miles • Birmingham Airport 93.8 miles

Chepstow Train Station 9.2 miles • Newport Train Station 17.4 miles

Bristol Parkway Station 20.7 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

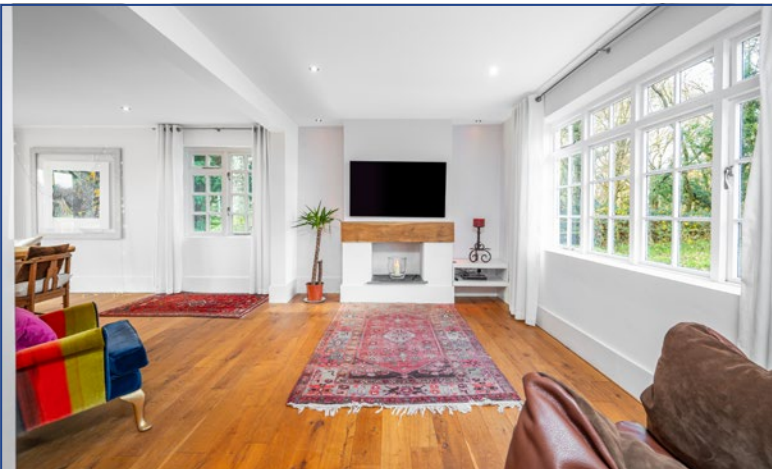
Cwrt-Y-Llacha enjoys an excellent location in Wolvesnewton in the community of Devauden, 8 miles north west of Chepstow, and between the villages of Devauden and Llangwm. The property is surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

Devauden, just 2.9 miles from Cwrt-Y-Llacha has a village hall, shop, garage and a mobile post office. Devauden has a thriving community, details of which can be found on the Devauden village website www.devauden.org.uk. Trellech, another thriving community located just 6.6 miles away from Cwrt-Y-Llacha has a primary school, church and public house.

Just 8 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. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries.

The property is approximately 15 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, 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.

An abundance of tourism and recreational activities exist within the beautiful Wye Valley, Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.



THE PROPERTY

Cwrt-Y-Llacha has an attractive façade and internally the property does not disappoint. A standout feature of this beautiful cottage are the enviable views provided by each window both upstairs and down. Step inside through the entrance porch that has a floor to ceiling cloaks cupboard to conceal ample coats, shoes and wellington boots.

Step through into an inner hallway with a door leading into the cloakroom and a further glazed door opens into the lobby which is large enough to house a piano or desk. This central area allows the property to flow beautifully as access can be gained to all of the ground floor rooms and the fully glazed internal doors are designed to allow light to flow through the cottage.

The sitting room has a stone fireplace and French doors opening out to the garden at the front aspect.

The kitchen runs across the front aspect where a stable door between two large windows provides a wonderful view across the garden towards the gated entrance. The kitchen boasts a feature stone fireplace and a fully fitted white kitchen with an integral dishwasher, electric hob, Bosch microwave oven and washing machine. A dual Belfast sink sits under the window encapsulating a view of the garden and deep windowsills provide the perfect place for growing and nurturing fresh herbs and plants.

Open-plan to the kitchen is a dining area, the two areas are defined by a change in flooring, from slate to oak. Within the dining area is space for a large family sized table and chairs. French doors open out to the garden.

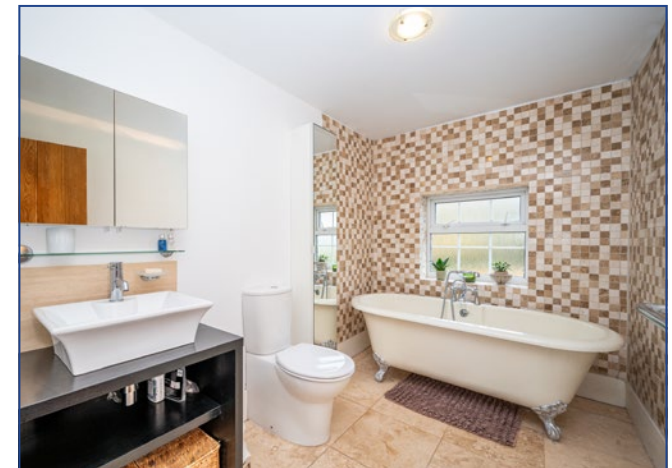
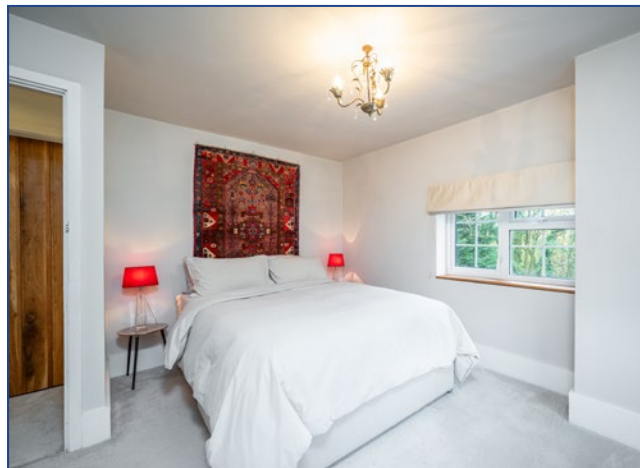
Open-plan to the dining area is a spacious family room with a faux fireplace. This area feels particularly bright and airy due to the whitewashed walls and rear aspect windows.

Stairs from the lobby lead up to a landing and on to five double bedrooms and a family bathroom.

A solid oak wooden latch door reveals a generous double bedroom complete with loft access and its own dressing area.

The corridor continues to a small double bedroom currently utilised as a study and on further to an enormous bedroom also having a well presented and boarded loft space above that has potential to be opened out to form a mezzanine level subject to any necessary planning consents required.

At the end of the property are two more bedrooms, one having en-suite facilities and a beautiful family bathroom complete with a ball and claw bathtub.



OUTSIDE

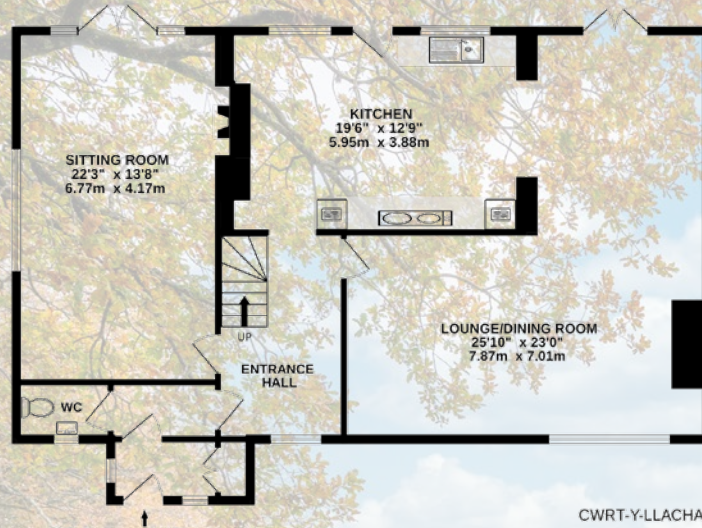
A five-bar gate opens onto a gravel driveway, leading to an ample off-road parking area and turning circle with two oak trees standing proudly in the centre. At the edge of the driveway is a double garage with two stables and a log store at the rear. Beyond the garage is a large barn measuring 40ft x 34ft with four further stables and a tack room inside along with plenty of space left inside for storing larger vehicles.

Level lawned gardens surround the cottage with plenty of areas available for basking in the sunshine or gardening. The land is a natural haven for flora and fauna. The garden and land combined measures approximately 4 acres and could be used to keep horses or livestock with the fields being divided into two paddocks. For those who do not have equestrian or livestock interests the barn would be ideal as a storage facility or perhaps to store various vehicles. Wonderful views can be appreciated from the house, garden and land.

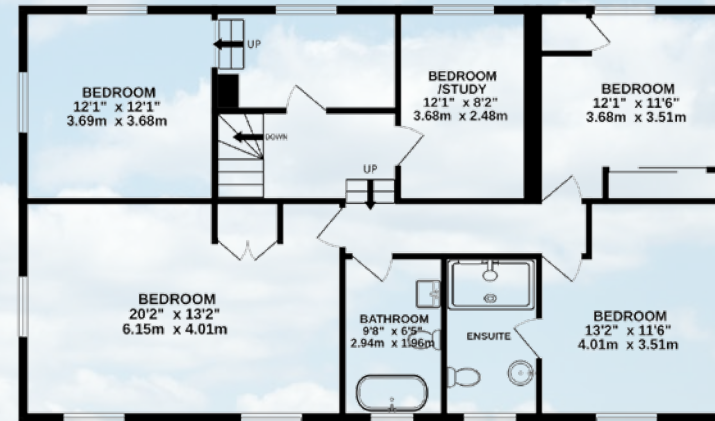


CWRT-Y-LLACHA

GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



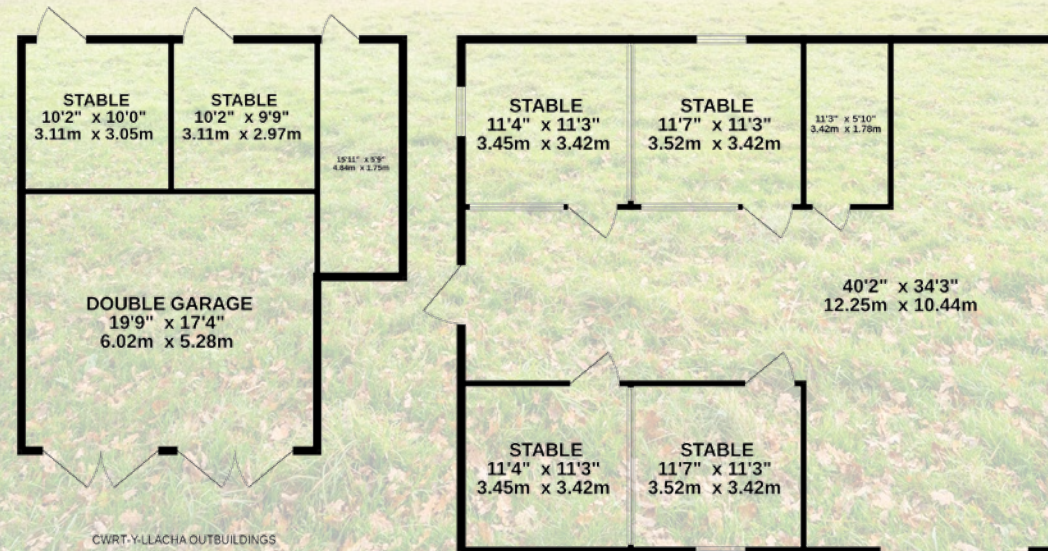
CWRT-Y-LLACHA, WOLVESNEWTON, DEVAUDEN, NP16 6NZ

TOTAL FLOOR AREA: 2262 sq.ft. (210.1 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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OUTBUILDINGS



CWRT-Y-LLACHA OUTBUILDINGS

TOTAL FLOOR AREA: 2011 sq.ft. (186.9 sq.m.) approx.

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KEY INFORMATION

Agents Note: The track leading up to the property is owned by the neighbouring landowner and is approximately 500 m (0.3 miles) long. The owners of Cwrt-Y-Llacha have the full right to use the track for all purposes with or without animals.

Agents Note: A public footpath crosses the upper paddock.

Services: Mains water and electricity, LPG fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: 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

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

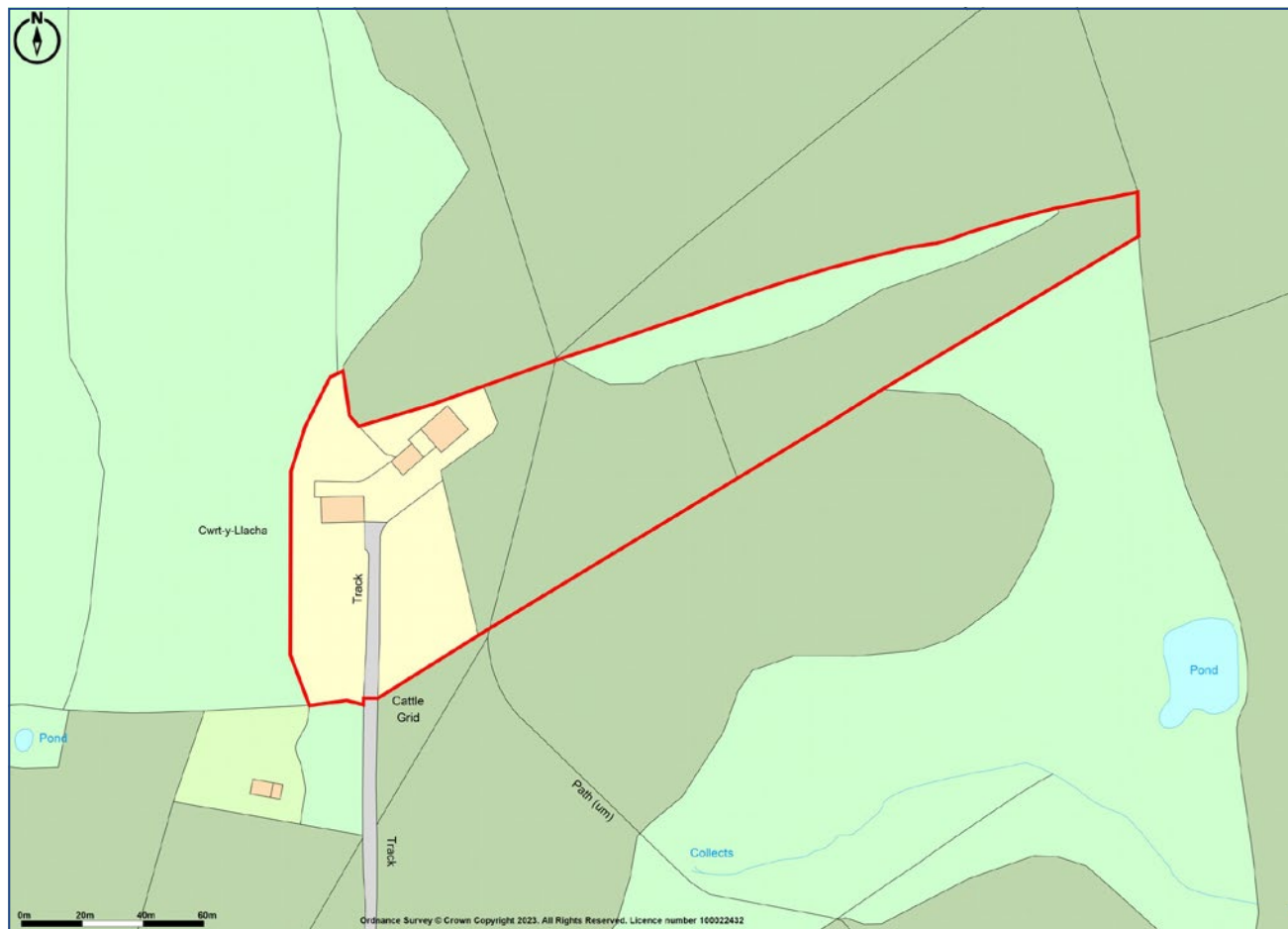
Directions: From Chepstow: From the A466 roundabout at Chepstow Racecourse exit onto B4293 Itton Road. Stay on this road but just before you reach Devauden turn left onto Cwm Fagor Road. Continue along this country lane until you reach the T junction. Turn left and continue until you reach the next right hand turning that leads to St Thomas a Becket Church. Turn left again at the church and then follow the lane around to the right and keep going until you reach the property.

From Monmouth head towards Mitchel Troy but exit left onto B4293 passing through Lydart, Trellech and Llanishen. Continue until you reach Cobblers Plain. At the bus stop and post box turn right signposted to Wolvesnewton but make sure you stay left as there are two lanes to choose from. Stay on this lane until you reach a right hand turning that leads to St Thomas a Becket Church. Take this exit but turn left again at the church and then follow the lane around to the right and keep going until you reach the property.

Postcode: NP16 6NZ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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