



TO LET

Grange Lodge

Trellech Grange, Llanishen, Chepstow, NP16 6QW

A beautifully presented converted barn set in a tranquil rural location with views to the open countryside.

- Excellent location • Character property with a wealth of original features •
- Garden room • Separate Annex • Attractive low maintenance garden & patio •
- To be let unfurnished • Rent £1,550 pcm (no water or drainage charges apply) •



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TO LET

Trellech Grange, Llanishen, Chepstow, NP16 6QW

A beautifully presented barn conversion with garden situated in a tranquil countryside position within the hamlet of Trellech Grange. To be let unfurnished. Available immediately.

Trellech - 5.2 miles
Monmouth - 9 miles
Chepstow - 9 miles
Bristol - 23 miles

- Three double bedrooms
- Lounge with woodburning stove
- Garden room
- Spacious well-equipped kitchen
- Separate semi-detached annex
- Ample off-road parking

Location & Situation

Grange Lodge enjoys an elevated position providing excellent views of the surrounding countryside. The property is well-located in relation to local amenities with the Fountain Inn within walking distance and the nearby village of Trellech providing a primary school, doctor's surgery, the Lion Inn and the Church of St. Nicholas. The nearby Wye Valley provides a host of recreational and outdoor activities.

The property is approached via a private driveway, part of which is shared with the adjacent property.

Description

Grange Lodge has been sympathetically converted from a stone-built former cartshed and attached loose boxes to create a characterful and appealing family home. Many of the original features remain with beams present through much of the property.

The property offers accommodation set over a split-level single storey: Entrance Lobby & Hallway; Kitchen (5.28m x 4.87m) - fully equipped including integral oven & hob with extractor hood over, fridge, washing machine and dishwasher plus kitchen island unit; lounge (4.61m x 3.86m) with woodburning stove and patio doors; garden room (7.51m x 2.72m) with doors leading to the patio & garden; master bedroom (4.78m x 3.86m); bedroom 2 (3.41m x 3.19m); bedroom 3 (3.28m x 2.40m) with en-suite & separate storage cupboard; bathroom with bath & overhead shower, WC & wash hand basin and storage cupboard.

Annex

(4.79m x 4.63 m) - a self-contained semi-detached annex suitable for a variety of uses such as summer house, workroom, hobby room etc. The annex is equipped with an electric shower & WC and basic kitchen facilities.

Outside

The property benefits from a well-established garden that wraps around the entire property. The garden is low maintenance laid mostly to lawn. Adjacent to the garden room is a gravelled patio. Ample carparking space is available at the front of the property.

Services

Electricity connected. Water supplied via a private bore hole. Septic tank drainage. Oil-fired central heating system.

Council Tax

Band G.

EPC Rating

E.

Tenancy Agreement

The property will be let under an Assured Shorthold Tenancy Agreement for an initial term of 6 or 12 months.

Rent

£1,550 pcm payable monthly in advance (no water or drainage charges apply).

Deposit

Equivalent to 5 weeks' rent.

Viewings

Viewings by appointment with the Agents.

Directions

From Monmouth, take the B4293 towards Trellech and Chepstow. Travel through Trellech and then Llanishen and 3.8 miles after Trellech, take the left-hand turn at the crossroads at Cobblers Plain onto an unclassified road signposted Trellech Grange and Tintern. Travel along this road for 1.4 mile (turning right at the unmarked crossroads) and Grange Lodge can be found on the right-hand side of the road.



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