



LINDISFARNE

BACK ROAD | CATBROOK | CHEPSTOW | MONMOUTHSHIRE



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NESTLED IN AN IDYLIC SPOT WITHIN THE SOUGHT-AFTER VILLAGE OF CATBROOK, THIS IMPRESSIVE FIVE-BEDROOM COUNTRY HOME STANDS PROUDLY AMID JUST OVER HALF AN ACRE OF MATURE LANDSCAPED GARDENS. THE PROPERTY OFFERS GENEROUS AND FLEXIBLE LIVING SPACE ARRANGED OVER TWO FLOORS, SHOWCASING AN ABUNDANCE OF CHARACTER AND ORIGINAL FEATURES. ADDITIONAL HIGHLIGHTS INCLUDE A LARGE DETACHED WORKSHOP WITH SOLAR PANELS, TWO PRIVATE GATED DRIVEWAYS AND AMPLE PARKING.

- Five bedroom detached country home •
- Three reception rooms •
- Wealth of character and original features •
- Set within over half an acre of landscaped grounds •
- Located in the sought-after village of Catbrook •
- Gated entrances with ample parking for several vehicles •
- Detached garage and workshop with solar panels •
- No onward chain •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM LINDISFARNE

Catbrook 0.3 miles • Trellech 1.9 miles • Tintern 2.5 miles
Monmouth 7.5 miles • Chepstow 8.7 miles
Abergavenny 20.9 miles • Bristol 24.9 miles • Newport 25 miles
Cardiff 35.4 miles • London 131.6 miles
Chepstow Train Station 8.9 miles
Bristol Airport 36.3 miles • Cardiff Airport 50.9 miles
Birmingham Airport 83.6 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.

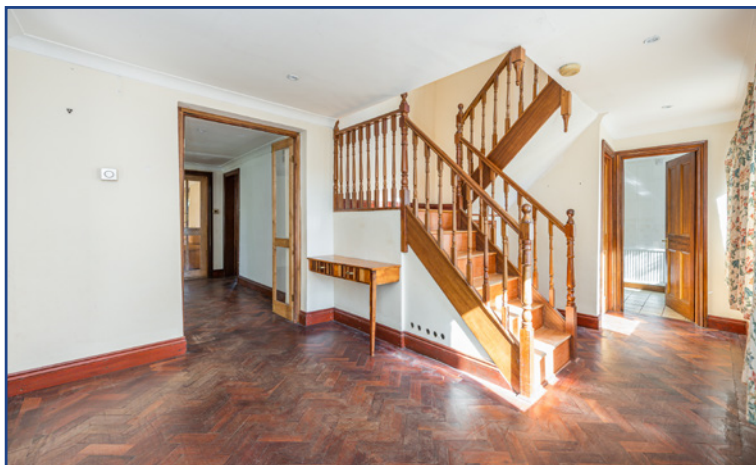


LOCATION & SITUATION

Catbrook is a small rural village in Monmouthshire. It lies approximately 7.5 miles south of Monmouth and approximately 2.5 miles north-west of Tintern, positioned high above Tintern and the Wye Valley. The village is part of the Wye Valley Area of Outstanding Natural Beauty, giving it scenic landscapes, elevated views, and a setting that enjoys both rural tranquillity and sweeping vistas across neighbouring Gloucestershire and the Forest of Dean.

The nearby town of Monmouth boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools including the nearby villages of Llandogo and Trellech. 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.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent education (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education. Chepstow also offers a Tesco Superstore, M&S Foodhall, leisure centre and high street shops. On the edge of the town closest to Lindisfarne you will find Wydean School and Sixth Form Centre and heading towards Newport you will find St Pierre Golf Club.



THE PROPERTY

Lindisfarne is a delightful stone-built home set within a generous half-acre plot in a highly sought-after village location. Upon entering you are welcomed by a spacious entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Parquet flooring extends throughout the ground floor, adding a sense of warmth and character to the home.

From the hallway, there is a convenient downstairs shower room and a front-aspect reception room featuring a fireplace — ideal as a study or playroom. Double doors lead from the hallway into a generous dining room with French doors opening onto an expansive sun terrace.

Continuing from the dining room, further double doors open into a large living room with a bowed side window, rear windows and French doors with matching side panels to the front, also leading out to the terrace. A feature wood burner set on a stone hearth adds character and a welcoming focal point to this inviting space.

The kitchen, also accessed from the dining room, enjoys dual-aspect windows overlooking the side and rear gardens, along with an external door providing access to the rear garden and detached workshop. It is fitted with a range of wooden base units, with space and plumbing for a dishwasher, an Aga, and a matching electric cooker with four rings and a concealed extractor fan above. A door from the kitchen leads to a useful utility room, complete with an additional sink and base units.

To the first floor, the landing leads to five well-appointed bedrooms. The spacious principal bedroom suite features a rear-facing window, French doors opening to the garden room, fitted wardrobes and an en-suite bathroom. There are three further generously sized double bedrooms, each offering pleasant views across the mature gardens and plenty of space for freestanding furniture. The fifth bedroom, a comfortable single, could serve equally well as a nursery, dressing room, or home office depending on individual needs. A family bathroom completes the accommodation on this floor.

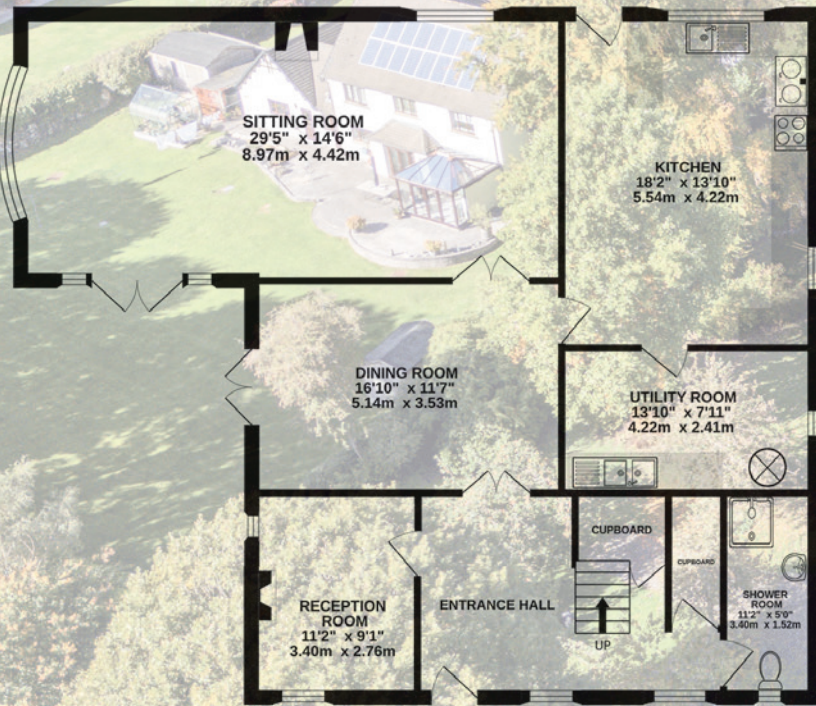
OUTSIDE

The formal approach to the property is via a front gated driveway, flanked by stone pillars, which opens onto a generous gravelled parking and turning area providing ample space for multiple vehicles. The grounds extend to approximately 0.58 acres and include a beautifully maintained, level lawn bordered by richly planted herbaceous beds bursting with flowers and foliage. A mature orchard with a variety of established fruit trees adds further charm.

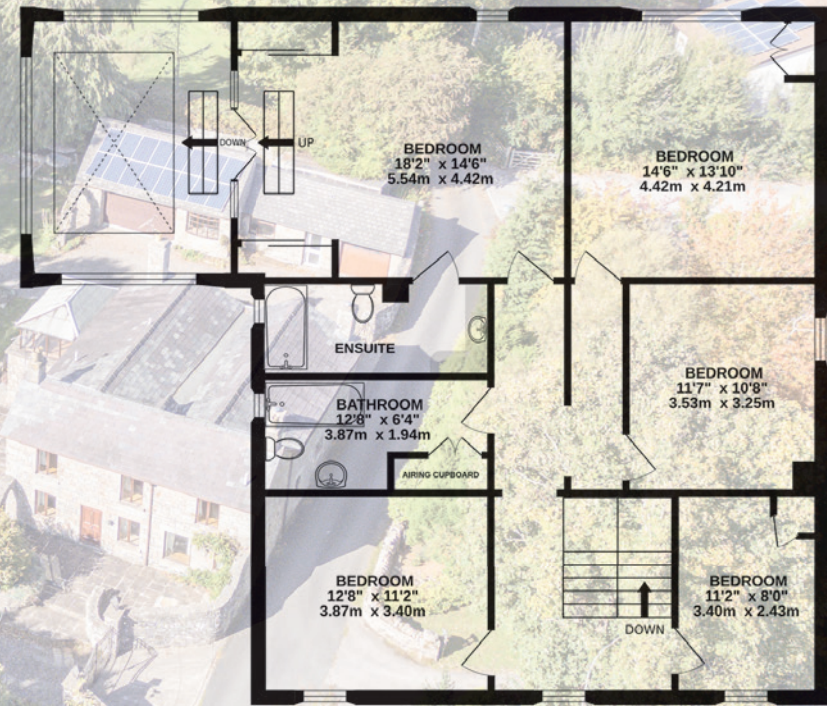
Adjacent to the kitchen is a spacious paved sun terrace, perfect for alfresco dining and entertaining while enjoying the delightful garden views and tranquil setting. To the rear, an additional gravelled area provides further parking and access to a detached garage/workshop, offering excellent potential for conversion into an annexe, subject to the necessary planning permissions.



GROUND FLOOR
1322 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



LINDISFARNE, BACK ROAD, CATBROOK, NP16 6NA
TOTAL FLOOR AREA : 2643 sq.ft. (245.6 sq.m.) approx.



DOUBLE GARAGE
26'7" x 19'9"
8.11m x 6.03m

GARAGE/WORKSHOP
26'3" x 14'1"
8.00m x 4.29m

LINDISFARNE OUTBUILDING
TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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KEY INFORMATION

Services: Mains water and electricity. Oil-fired central heating, solar panels and private drainage (septic tank).

Tenure: Freehold

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: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech and Chepstow. Drive through the village of Trellech and at the sharp right-hand bend turn off to the slight left signposted Catbrook. Proceed along the 'Catbrook' Road for approximately 1.5 miles. Upon reaching a T-Junction turn left.

Passing the Memorial Hall on the left-hand side continue for a couple of hundred yards as the road bears around to the right, turn left at the connecting junction onto 'Back Road'. Continue straight for a short distance and the property can be found on the right-hand side towards the end of the road.

Postcode: NP16 6NA

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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