



PENLAN COTTAGE

TRELLECH | MONMOUTH | MONMOUTHSHIRE



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PENLAN COTTAGE CAN ONLY BE DESCRIBED AS AN OUTSTANDING RURAL RESIDENCE. IT IS A UNIQUE, ONE OF A KIND PROPERTY, ABSOLUTELY MAGICAL IN EVERY WAY. IT IS LOCATED IN ARGUABLY ONE OF THE BEST LOCATIONS IN MONMOUTHSHIRE BEING BOTH ACCESSIBLE AND RURAL. THE FAR REACHING, UNSPOILT VIEWS FROM THIS PROPERTY ARE THE EPITOME OF OUTSTANDING. OFFERED WITH APPROXIMATELY 4 ACRES OF LAND.

- Pretty former Dutch barn with a traditional curved roof •
 - Immaculately presented throughout •
- Light and airy open plan kitchen, dining and family room •
 - Three bedrooms and two bathrooms •
 - Detached, high specification garage/workshop •
 - The total plot amounts to approximately 4.3 acres •
- Unspoilt far reaching views over the Church of St Nicholas, Trellech and the surrounding countryside •
- Outbuilding with vaulted roof making it suitable for larger vehicles. Currently used as a garage/workshop/utility room •
 - Ample off road parking for several vehicles •
- Approximately 4.3 acres of gardens and paddocks •

- Monmouth 5.2 miles • Chepstow 11.6 miles • Abergavenny 18.6 miles •
 - Bristol 28.4 miles • Cardiff 39.1 miles • London 135 miles •
 - Bristol Airport 49.6 miles • Cardiff Airport 51.3 miles •
 - Birmingham Airport 79.6 miles •
 - Abergavenny Train Station 16.6 miles •
- Chepstow Train Station 17.1 miles • Bristol Parkway Station 43.3 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

Penlan Cottage is less than a mile from the centre of Trellech village. Trellech is known for Harold's stones, three large standing stones located in a field close to the B4293 and the Virtuous Well, thought to have had a high reputation as a healing well in the 1800's. Trellech has The Lion Inn public house, Trellech Primary School, a doctors surgery, church and village shop.

There are good connections to the main road network with the historic border town of Monmouth being just over 5.2 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. 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 facilities.

Located just over 11 miles away from Penlan Cottage 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. The Severn Bridge is also accessed from Chepstow connecting England and Wales.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Penlan Cottage can only be described as an outstanding rural residence. The current owners have renovated the original Dutch barn with superb attention to detail throughout. They have retained as much of the original character as possible by repointing the original stonework and installing the curved roof. The original barn is thought to be over 200 years old with the renovation works completed in 2017.

There are several glazed doors providing access to Penlan Cottage. They all lead straight into the heart of the home, an open plan kitchen, dining and lounge/family room. As you enter the kitchen your eyes are immediately drawn to the end of the property where outstanding, unspoilt, far reaching views can be appreciated via floor to ceiling glass doors. The view changes seasonally and breathtaking sunsets can be fully appreciated. Each area in the open plan living space is cleverly zoned without compromising light or the views. The property boasts high performance aluminium windows.

The kitchen is bespoke, designed and created by Mark Wearing, a local craftsman and cabinet maker. The kitchen comprises of a range of grey, base and wall units with Hafale copper style door knobs, display shelving and soft close drawers. A double Belfast sink and drainer with mixer tap is set beautifully into the Silestone, white quartz worksurfaces.





There is space for a Range style cooker to be placed in front of a decorative tiled splashback. An island matching the kitchen offers a large white quartz worksurface providing plenty of preparation space. The island has an integral oven/microwave/grill and has space for a dishwasher.

The dining area has a fitted seating area with hidden storage and space for a family sized table and chairs.

At the end of the barn is a cosy lounge area and a multi functional space suitable for a study area or play zone. It has a Jotul woodburning stove sitting on a slate hearth. Glass doors and floor to ceiling windows frame what can only be described as the epitome of outstanding, far reaching, unspoilt views over fields, countryside and the steeple of the Church of St Nicholas. The doors from the lounge area open out to a decked entertaining area that becomes an extension of the main living area during the summer months.

There is provision for storage under the stairs along with a cloakroom. Stairs lead to the first floor landing. A light tunnel installed in the roof allows light to flood in.

There are two double bedrooms and one single bedroom on the first floor. Each one has a window with a pleasant outlook. The master bedroom has an en-suite shower room comprising of a corner shower cubicle with tiles from Mandarin Stone and a waterfall shower and shower attachment, a wash hand basin and vanity unit, a white w.c and a heated towel rail.

The bathroom has a sumptuous feel, while lying in the bath you can enjoy delightful countryside views. Mandarin Stone wall tiles surround the bath. The w.c is set into a vanity unit with wash hand basin and display shelf.

OUTSIDE

A five bar gate opens into Penlan Cottage. An old sycamore tree nicknamed 'Old Silus' greets you at the entrance.

The drive leads around to the side of the property where an off-road parking area can be found for several vehicles.

Penlan Cottage has a decked al fresco dining and entertaining area perfectly positioned to make the most of the magnificent views. There is plenty of space on the deck for a hot tub. Bordering the property and decking are well stocked herb borders with lavender, chives and rosemary and a wild garden area with wild flowers including poppies.

Next to the main house is a detached outbuilding currently used as a garage and utility room. It has large double doors at the front plus a pedestrian door and high ceilings. The high ceilings inside offer potential to store larger vehicles. There is plumbing for a washing machine and plenty of space for additional white goods. This outbuilding has power, lighting and is connected to the septic tank servicing Penlan Cottage.

The rest of the land at Penlan Cottage is split into three paddocks, one of which has a field shelter. The property is located just a few minutes walk to the woods which has excellent bridle paths and footpaths. The total plot size measures 4.3 acres.



PENLAN COTTAGE FLOORPLAN

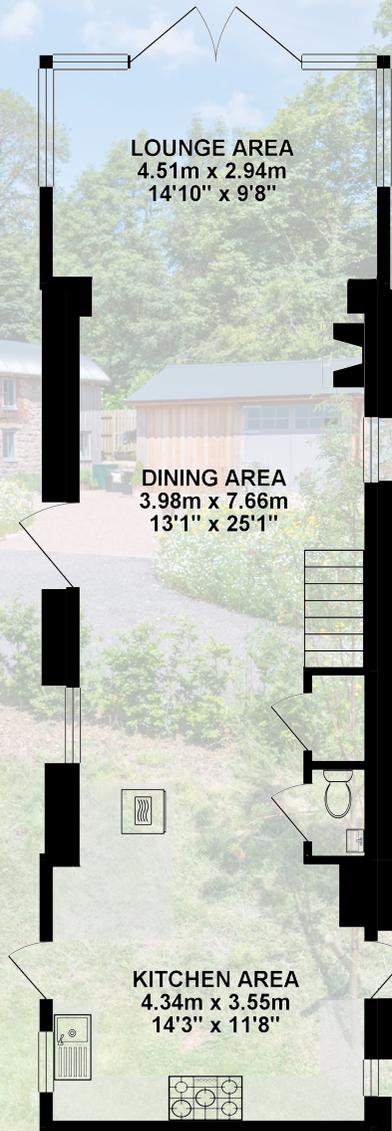
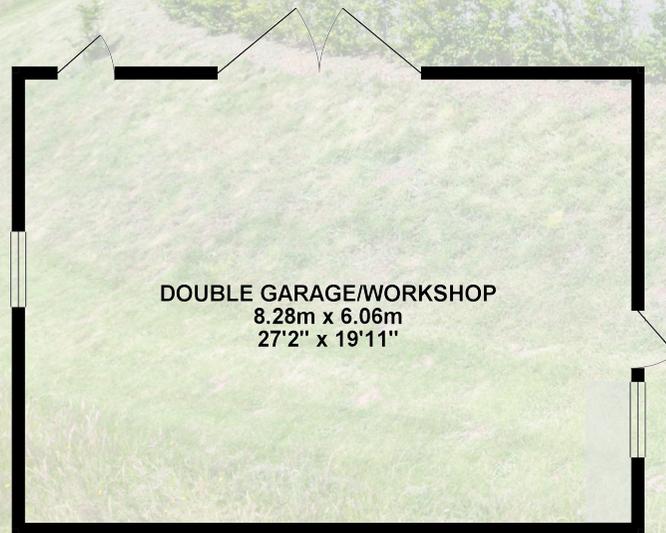
GROUND FLOOR 109.37 sq. m.
(1177.26 sq. ft.)



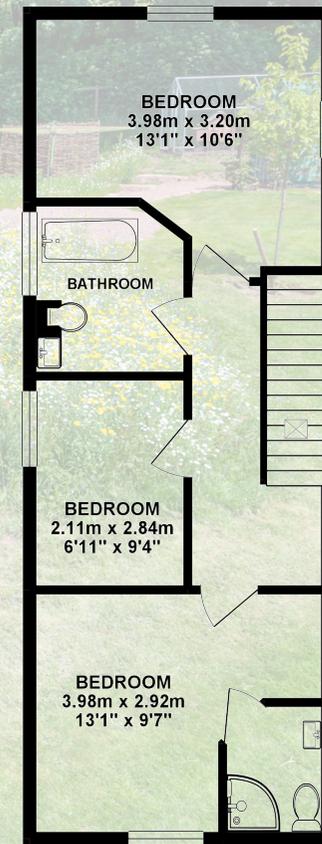
TOTAL FLOOR AREA : 153.05 sq. m. (1647.38 sq. ft.) approx.

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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1ST FLOOR 43.68 sq. m.
(470.12 sq. ft.)



KEY INFORMATION

Services: Mains electricity and water, 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: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue until you reach Trellech. At The Lion Inn in Trellech turn left onto Greenway Lane. Follow Greenway Lane until you see the property on the right hand side.

Postcode: NP25 4PQ

Powells Chartered Surveyors, Land & Estate Agents

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	99
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<small>EU Directive 2002/91/EC</small> England, Scotland & Wales	



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