



# THE OBSERVATORY

TRELLECH | MONMOUTH



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TRELLECH | MONMOUTH | MONMOUTHSHIRE | NP25 4PQ

THE OBSERVATORY IS A TRULY UNIQUE PROPERTY, SIMPLY A ONE IN A MILLION FIND. THE PROPERTY, ONCE AN OBSERVATORY OFFERING TOURS TO SCHOOL CHILDREN IS NOW AN EXTREMELY SPACIOUS HOME THAT CAN BE LIVED IN AS ONE DWELLING OR TWO SEPARATE HOMES. EACH SIDE HAVING AN EQUAL AMOUNT OF SPACE AND SURROUNDED BY IN EXCESS OF 3 ACRES OF GARDENS. PART OF THE PROPERTY DOES REQUIRE MODERNISATION BUT IS OTHERWISE READY TO SIMPLY MOVE IN AND ENJOY.

- Exciting opportunity to create a dream home •
- Single storey home in need of some modernisation with much potential •
- Five bedrooms four bathrooms, two kitchen / diners, two large reception rooms, 2 studies and more •
  - Spacious and versatile accommodation •
  - The total plot size is in excess of 3 acres •
    - Three sheds and a car port •
    - Private location •
  - Property set back from the lane •

## DISTANCES FROM THE OBSERVATORY

Monmouth 5.0 miles • Chepstow 11.7 miles • Ross-on-Wye 15.4 miles • Abergavenny 18.3 miles • Newport 26.3 miles • Chepstow 11.7 miles • Cardiff 36.9 miles • Bristol 28.3 miles • London 136.0 miles • Bristol Airport 40.4 miles • Cardiff Airport 53.0 miles • Birmingham Airport 83.2 miles • Chepstow train station 11.7 miles • Abergavenny Train Station 17.3 miles • Bristol Parkway Station 23.6 miles • Newport Train Station 25.9 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

Trellech is known for its Harold's stones, three large Bronze Age standing stones located in the field just outside the main village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. Trellech has The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas.

Monmouth, located just 5 miles away from The Observatory 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. The River Wye runs through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.

## THE PROPERTY

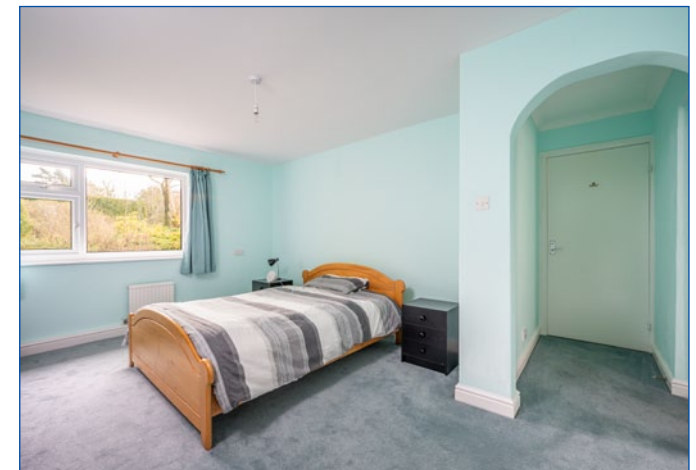
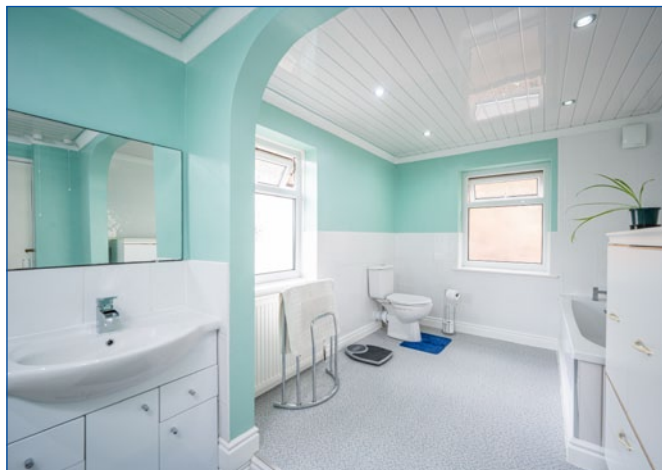
The Observatory is currently split into two separate well-proportioned dwellings that wrap around a central courtyard creating a horse-shoe shape. Each property has a desirable layout, cleverly designed with the living areas and bedroom areas on separate wings. Step inside the original part of the property through a storm porch and into the main entrance hall. There is a cloaks cupboard currently being utilised as a pantry and a door opening into a study just off of the entrance hall.

The main sitting room has an attractive stone fireplace with a wood burning stove. A picture window overlooks the side garden and 2 further windows overlook the front aspect.

Next to the sitting room is a kitchen / diner. There are a range of wooden base and wall units with a circular sink and draining board fitted within the work surface. There is space for a dishwasher, under counter fridge and freezer. Integral appliances include a double oven and 4 ring hob. Parquet flooring leads from the kitchen into the dining area. French doors in the dining area open out to the pretty side garden.

The property also benefits from having a utility room. Within the utility room is a Worcester boiler and a stainless-steel sink and drainer. An external door opens to a central courtyard.

There are two double bedrooms. The principal bedroom is particularly spacious with windows overlooking the front aspect. It has a gigantic en-suite bathroom





comprising of a white suite with w.c, a bath with waterfall tap, a wash-hand basin and vanity unit and a separate shower cubicle. An airing cupboard can be found next to the shower.

The second bedroom also has an attractive view of the front garden.

There is also a separate shower room designed to feel like a spring morning every day. The walls are canary yellow and bumble bees adorn the wall tiles. There is a corner shower unit, pedestal wash hand basin and white w.c.

A doorway in the original part of the property opens into a hallway connecting the Observatory to the main house. Within this hallway is an external door leading out to the courtyard. A door on the opposite side of the hallway opens to reveal the more modern side of the property that includes the Observatory. This part of the property was converted in approximately 1997.



The kitchen / diner has a range of bespoke, hand crafted base and wall units including a pantry cupboard, crockery display cabinet and a cupboard housing the fridge with space for a microwave, with high level worksurfaces along with low level worksurfaces. This is designed to allow those who need to sit down to still be able to use the kitchen worktops. Integral appliances include a 4-ring electric hob and a double oven. There is also a moulded one and a half sink and drainer.

A door from the kitchen leads into an inner hallway. Just off of the hallway is a spacious pantry with space for a fridge freezer and an open study area.

The former Observatory has been converted into a breath taking, spacious lounge. The domed, vaulted ceiling is a fantastic feature in the room. The main focal point is a fireplace with wood burning stove. Several windows allow light to flood in and make the room very light and airy. A distant view of the local countryside can be appreciated through the trees from this room. Glazed French doors open out to the garden.



The dining room / bedroom 3 is located next to the Observatory lounge and has a window to the rear allowing views of the neighbouring woodland.

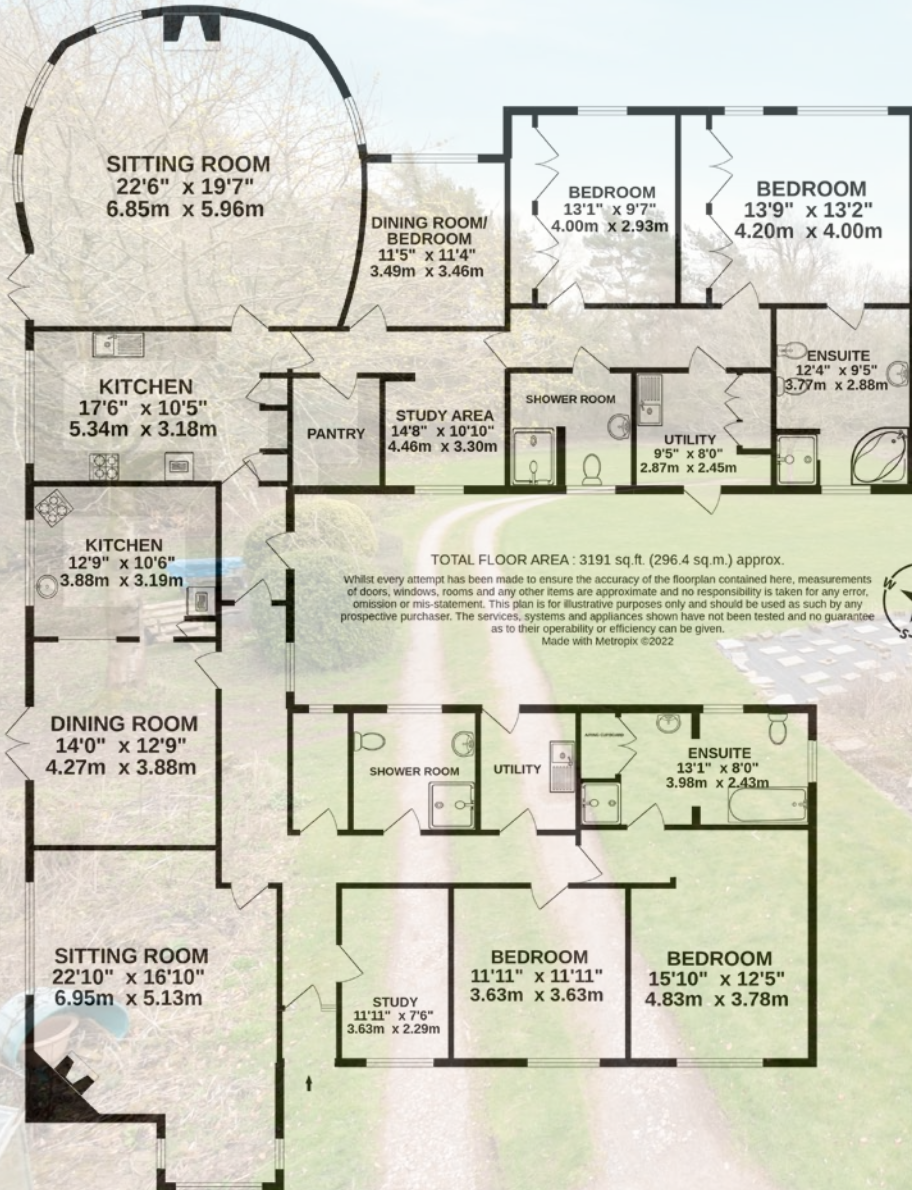
A door from the open study area separates the bedrooms from the main living accommodation.

There are two double bedrooms both having wall to wall wardrobes. The principal bedroom in this side of the property has a spacious en-suite bathroom comprising of a corner bath, large shower cubicle, w.c, bidet and wash hand basin.

There is a large separate shower room with a white suite with pedestal wash-hand basin, w.c and shower cubicle.

There is a utility room just off the bedroom wing housing the boiler, a sink and drainer and an external door opens out into the rear courtyard.

**GROUND FLOOR**  
3191 sq.ft. (296.4 sq.m.) approx.



TOTAL FLOOR AREA : 3191 sq.ft. (296.4 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**  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

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## OUTSIDE

The property is well hidden from the lane and is tucked away at the rear of its plot. A long driveway leads from the gated entrance all the way around to a large off-road parking area, providing ample parking for several vehicles including larger vehicles such as a camper van or motorhome.

Next to the parking area is a large outbuilding comprising of 3 large storage sheds and a carport.

The grounds are divided into lush green lawns and areas of woodland. The woodland can be found either side of the dwelling and lawns making it feel very private. There are an abundance of mature trees to include Beech trees and a beautiful Walnut tree. We are told the woodland has an abundance of bluebells and wildflowers during late spring. There is also a substantial vegetable produce area and greenhouse for those looking for 'the good life.'

Steps lead down to the main entrance with well-established pretty flower borders and rockeries to either side.

Outside of the main boundaries are woodland walks and a bridal path.

## 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:** I

**Tenure:** Freehold

**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. Before you reach the village of Trellech take the left hand turn for The Narth and Maryland. Continue along this road until you reach the entrance to The Observatory.

**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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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