



RAVENSHILL

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE



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RAVENSHILL IS SITUATED IN A SOUGHT AFTER LOCATION ON THE EDGE OF A DESIRABLE RURAL VILLAGE BETWEEN THE THRIVING TOWNS OF MONMOUTH AND CHEPSTOW. WITH UP TO FIVE BEDROOMS AND THREE RECEPTION ROOMS THIS PROPERTY IS EXTREMELY SPACIOUS MAKING IT AN IDEAL FAMILY HOME. IN ADDITION TO THE MAIN HOUSE IS A DOUBLE GARAGE AND APPROXIMATELY HALF AN ACRE OF GARDENS AND GROUNDS. THE PICTURESQUE VIEWS ACROSS THE USK VALLEY FROM THIS PROPERTY ARE TRULY SPECTACULAR.

- Detached family home in a rural village setting •
- Sitting room with a woodburning stove •
- Up to five bedrooms with two en-suite bathrooms, family wet room and a downstairs shower room •
- High specification kitchen with a central island, integral Neff appliances and underfloor heating •
- Spacious office for those needing to work from home •
- Ample off-road parking for several vehicles and a double garage •
- Colourful, tropical gardens, lawned garden and a large greenhouse •
- Breathtaking, far-reaching views across the Usk Valley •
- This property is being sold with no onward chain •

Trellech 2.5 miles • Monmouth 8.6 miles • Chepstow 9.1 miles •
Abergavenny 17.3 miles • Newport 21.6 miles • Bristol 25.6 miles •
Cardiff 34.1 miles • London 132.3 miles • Bristol Airport 33.9 miles •
Cardiff Airport 46.8 miles • Birmingham Airport 102.4 miles • Chepstow
Train Station 9.1 miles • Severn Tunnel Junction 13.5 miles • Abergavenny
Train Station 16.2 miles • Bristol Parkway Station 20.9 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

Ravenshill is located in Llanishen, a village between Monmouth and Chepstow. It has a village hall, The Carpenters Arms public house, local petrol station and shop offering local produce. Running, cycling and walking routes for all abilities are found locally to places such as Trellech to see Harolds Stones and Tintern to visit Tintern Abbey.

There are good connections to the main road network with the historic border town of Monmouth being just over 8.6 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.

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 and the Monmouthshire and Brecon Canal are all easily accessible.

Just 9.1 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. 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, eateries and much more.

THE PROPERTY

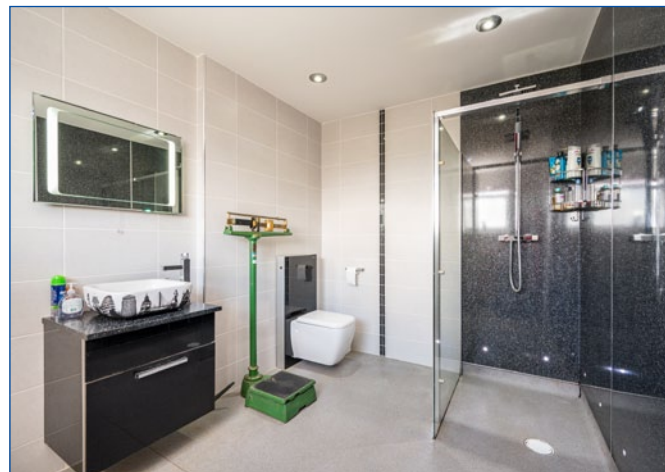
Ravenshill is a beautifully maintained, executive family home built to a high standard. It is well-proportioned internally offering plenty of space for a modern family. The property is extremely light and airy due to many windows and internal glazed doors allowing light to flood throughout the home. Outstanding views can be appreciated from all of the rooms at the rear of the house.

Step inside the impressive entrance hall with Mandarin stone floor tiles and magnificent staircase. French doors open out to the garden. Various doors lead off to the ground floor rooms.

Internal, double doors from the entrance hall open into the spacious sitting room. The main focal point in the room is a Contura woodburning stove. It has windows to the rear aspect allowing light to flood the room.

Opposite the sitting room is the formal dining room. A magnificent space with French doors that open out onto the patio.





Accessed via an inner corridor are steps leading to two double bedrooms (one is currently being used as a snug) and a downstairs shower room.

Steps lead down to the kitchen/breakfast room which is the perfect space for entertaining guests. There are a range of base and wall units with granite worksurfaces. A central island matching the kitchen units has a built in Neff microwave-oven. Integral appliances include two Neff ovens, a Neff dishwasher and a Neff fridge freezer. There are also two under counter coolers.

In addition to the kitchen is a utility room with a range of base and wall units, a Bosch washing machine and a Bosch tumble dryer either side of a Belfast sink. There is access out on to a patio area leading to the garage.

Next to the kitchen is a spacious office, perfect for those needing to work from home. Large windows make this room bright and airy. French doors provide access to the rear patio.

The staircase leads up to the first-floor galleried landing.

There are three double bedrooms, a family wet room and an airing cupboard on the first floor.

Step through into the principal bedroom suite. There is a built-in wardrobe, fitted bedside cabinets, a dressing room and an en-suite bathroom. The windows in the bedroom allow for outstanding, far-reaching views of the countryside across the Usk Valley. The view from the first floor of this property really does take your breath away. This room also benefits from having air conditioning and an electric sun blind. The dressing area has fitted dressing table and storage. The sumptuous en-suite bathroom comprises of large jacuzzi bath with an overhead shower and built-in double vanity unit and sink.

The two further bedrooms are both double rooms. One has en-suite facilities. The en-suite shower room comprises of a white w.c, shower cubicle with sliding door and a wash hand basin.

The family wet room was refurbished in May 2022 and comprises of a white w.c, corner shower cubicle, a 'floating' vanity unit with oval wash hand basin and a window overlooking the garden and glorious views beyond.

OUTSIDE

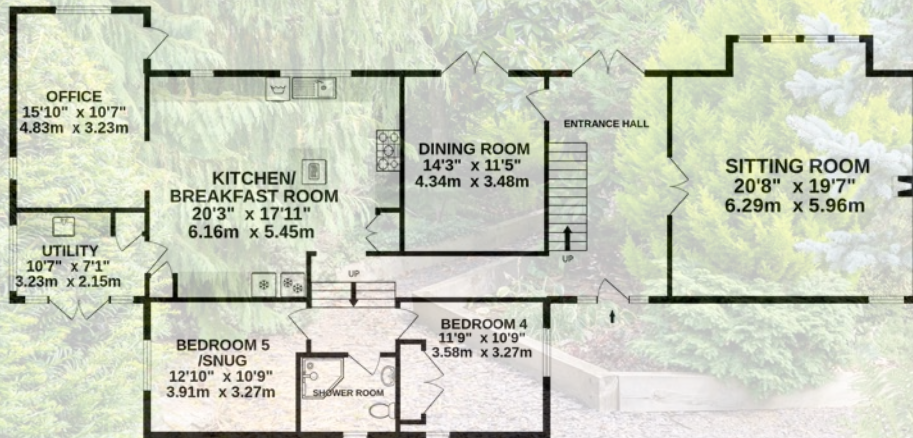
Electric gates open onto a driveway providing ample off-road parking for several vehicles. The entrance is flanked by a top lawned area and a peaceful patio seating area tucked away within the surrounding, trees and flowers.

The driveway leads to a double garage with metal up and over doors, power, lighting and plenty of storage. From the parking area steps lead down to the main entrance and a patio seating area, a beautiful place to sit during the summer months.

The rear patio area is a glorious space partially shaded by a veranda and is ideal for entertaining guests and al-fresco dining during the warmer months. There is space for a hot tub and garden furniture on the patio. Here you can enjoy panoramic views across the Usk Valley and surrounding countryside.

FLOORPLAN

GROUND FLOOR
2074 sq.ft. (192.7 sq.m.) approx.



1ST FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 3233 sq.ft. (300.4 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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The terraced landscaped garden has a lawned herb garden boarded by fencing and further down the garden are numerous raised vegetable beds. A pathway and steps lead to large greenhouse with an abundance of electrical sockets. A feature decking area and balcony overlooks a tropical garden, trees and plants and a tranquil water feature. The garden is surrounded by a long laurel hedge and fencing.

KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

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: I

Local Authority: Monmouthshire County Council. Telephone 01633 644644

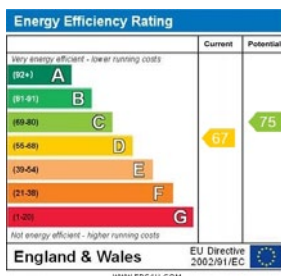
Viewings: Strictly by appointment with the selling agents

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 bear right and continue along Church Street then stay right following Chepstow Road. Continue on Chepstow Road until you reach The Carpenters Arms, turn right just before The Carpenters Arms. Continue until you reach a T junction. The village hall will be on your left. Turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear right and the property will be found after a short distance on the left.

Postcode: NP16 6QS

 W3W: passively.energetic.holiday



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140
 Monmouth Email: enquiries@powellsrural.co.uk
 NP25 5JA www.powellsrural.co.uk

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