



# WENTWOOD MILL

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE



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WENTWOOD MILL IS AN ATTRACTIVE DETACHED COTTAGE IN NEED OF COMPLETE RENOVATION OR DEMOLITION SUBJECT TO GAINING THE NECESSARY PLANNING CONSENTS TO REBUILD. THE PROPERTY HAS BEEN IN THE SAME FAMILY FOR 5 GENERATIONS AND IS COMING TO THE MARKET FOR THE FIRST TIME IN MORE THAN 100 YEARS. LOCATED IN A PICTURESQUE LOCATION WITHIN THE MONMOUTHSHIRE COUNTRYSIDE WITH APPROACHING 9 ACRES OF LAND. SITUATED JUST 3.9 MILES FROM THE LOCAL PRIMARY SCHOOL AND APPROXIMATELY 3.6 MILES FROM THE NEAREST PUBLIC HOUSE.

- An attractive detached property in need of complete renovation with potential to demolish and rebuild subject to any necessary planning consents •
  - Three bedrooms and two reception rooms •
  - The total plot measures approximately 8.9 acres •
    - 3.6 miles to the nearest public house •
    - 3.9 miles to Shirenewton Primary School •

Shirenewton 4.0 miles • Usk 8.3 miles • Chepstow 8.5 miles •  
Raglan 10.7 miles • Newport 13.0 miles • Monmouth 18.8 miles •  
Abergavenny 22.5 miles • Bristol 24.8 miles • Cardiff 25.0 miles •  
London 131.5 miles • Bristol Airport 33.8 miles • Cardiff Airport 33.8  
miles • Birmingham Airport 96.9 miles • Chepstow Train Station 8.5  
miles • Newport Train Station 12.9 miles • Abergavenny Train Station  
21.5 miles • Bristol Parkway Station 22.3 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

Earlswood is a rural location with a thriving village hall, situated 5 miles northwest of Chepstow within the parish of Shirenewton. The property is within close proximity of Wentwood Forest making it an ideal location for walkers and horse riders.

Shirenewton has a primary school with a superb view towards the Severn Bridge. The Huntsman Hotel, a public house, restaurant, and B&B is just 3.6 miles away from Wentwood Mill. Approximately 7.4 miles from the property is Cwrt Bleddyn, a hotel, spa and conference centre. St Pierre Marriot Hotel and Country Club, Chepstow is just 8.6 miles away.

Usk offers a traditional shopping street with boutique shops, a range of hotels including, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the Town Centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Chepstow is 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 and eateries.

Wentwood Mill enjoys a desirable position just a short drive from the village of Raglan, not far from Raglan Castle, a late medieval castle just north of the village. Raglan offers a number of local amenities, including village shop, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern primary school.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

## THE PROPERTY

Wentwood Mill has been in the current owners family for 5 generations. Originally a two up and two down cottage the property was believed to have been extended in approximately the 1930's. This is the first time in more than 100 years that the property is coming to the open market, thus making it a superb opportunity for a new owner to add their own style and flair to the property, or to seek planning consent for demolition in order to rebuild taking advantage of this magnificent location.

The current owners enter the property through the rear porch / entrance. Within the rear entrance is a door opening to reveal a w.c.





The kitchen is at the rear of the property and has a window overlooking the garden and field. There are a range of fitted units, a stainless steel sink and space for a fridge freezer and a cooker.

Behind the kitchen is a spacious utility room with plenty of space for white goods and a sink and drainer under a window looking into the sun room / rear entrance.

Step up from the kitchen into the sitting room. There is an open fire and a window to the front aspect. The door opens out to the garden and the front of the property. A door opens into the dining room.

The dining room also has an open fire and a window to the front aspect.

Stairs from the sitting room lead up to the first floor landing. There is some restricted head height at the top of the stairs and the bedroom at the rear of the cottage. There are two bedrooms at the front of the property with windows overlooking the front garden and lane. At the rear of the property is a bedroom with a window overlooking the fields to the rear. The family bathroom has a white bath, a pedestal wash hand basin and w.c. There is an airing cupboard and a window to the rear aspect.

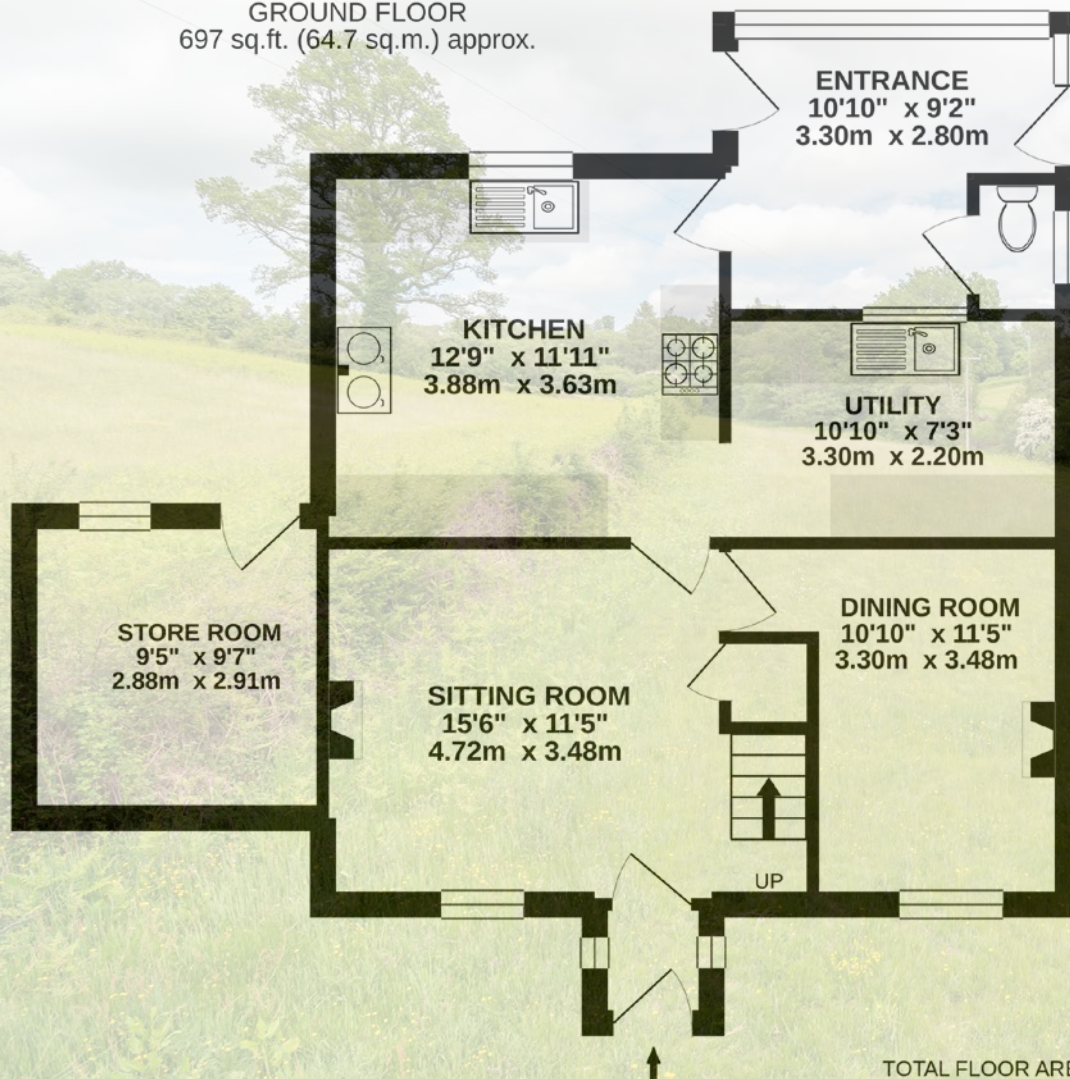
## OUTSIDE

Wentwood Mill is surrounded by an established garden. There are several wooden sheds and a delightful summerhouse in an elevated position taking full advantage of a view across the fields belonging to the property. To the left of the property is an orchard with fruiting trees and two greenhouses. The rest of the land is divided into four fields with the total plot measuring approximately 8.93 acres.

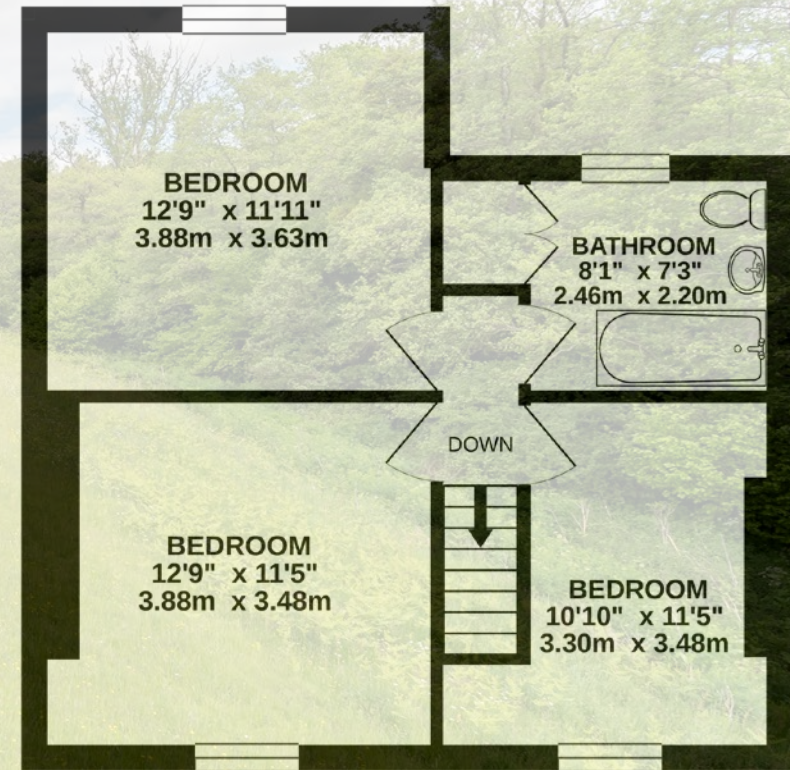


# FLOORPLAN

**GROUND FLOOR**  
697 sq.ft. (64.7 sq.m.) approx.



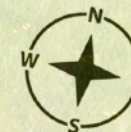
**1ST FLOOR**  
485 sq.ft. (45.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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## KEY INFORMATION

**Services:** Mains electricity, water and private drainage. The Rayburn in the kitchen heats the radiators and hot water, our vendors will confirm if this is in working order. There is an open fire in the sitting room and dining room providing heating to the property. The hot water can also be heated via electricity.

**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.

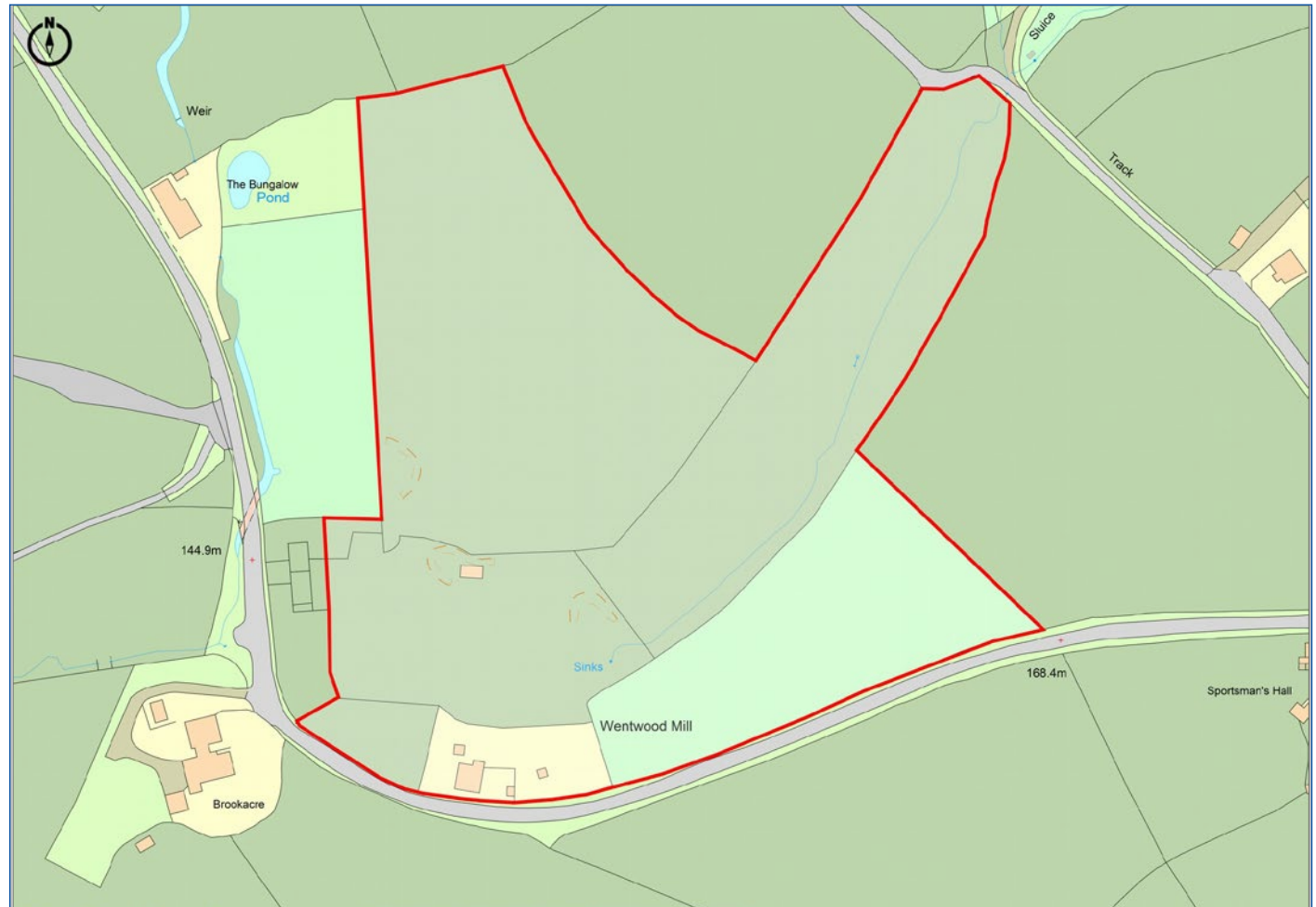
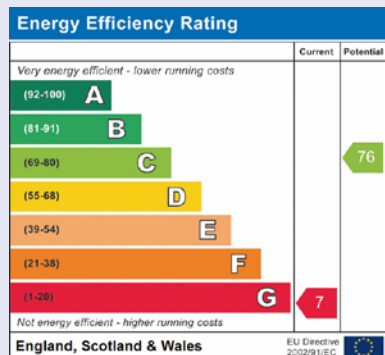
**Council Tax Band:** F

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** SAT NAV will not work to this property. From Chepstow take the A466 and turn left onto the B4235. Stay on the road until you pass The Huntsman Hotel on your right. Keep going until you reach the crossroads. Turn left and continue until you reach the T junction. At the T junction turn right and keep going until you reach a staggered crossroads. Turn left and after a short distance the property will be on your right.

**Postcode:** NP16 6AU



### Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park  
Monmouth  
NP25 5JA

Telephone: 01600 714140  
Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)  
[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## IMPORTANT NOTICE

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