



WESTWARD HOUSE

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE



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WESTWARD HOUSE IS A SUPERB EXECUTIVE FAMILY HOME TUCKED AWAY IN AN IDYLIC RURAL VILLAGE LOCATED BETWEEN THE TOWNS OF MONMOUTH AND CHEPSTOW.

THE PROPERTY OFFERS MANY OF THE REQUIREMENTS ON THE WISH LIST OF MODERN DAY PURCHASERS. FOUR BEDROOMS, TWO EN-SUITE BATHROOMS, A DOUBLE GARAGE AND APPROXIMATELY HALF AN ACRE OF GROUNDS AND GARDENS. THE VIEWS ACROSS THE USK VALLEY FROM THIS PROPERTY ARE TRULY SPECTACULAR.

- Superb four bedroom detached executive home in a rural village setting •
 - High specification kitchen with integral Bosch and Neff appliances including a coffee machine •
 - Lounge with stone fireplace and a woodburning stove •
- Four double bedrooms, two en-suite and a luxurious family bathroom •
 - Ample off-road parking for several vehicles and a double garage •
 - Colourful, established gardens, green lawn and orchard •
 - Grounds and gardens measuring approximately half an acre •
 - Breathtaking, far reaching views across the Usk Valley •
 - Solar panels generating a generous income •
 - Domestic solar hot water system installed •

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 • Bath 37.9 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

Westward House is located in Llanishen, a village between Monmouth and Chepstow. It has a village hall, The Carpenters Arms public house and running, cycling and walking routes for all abilities 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.

THE PROPERTY

Westward House 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 the rooms at the rear of the house.

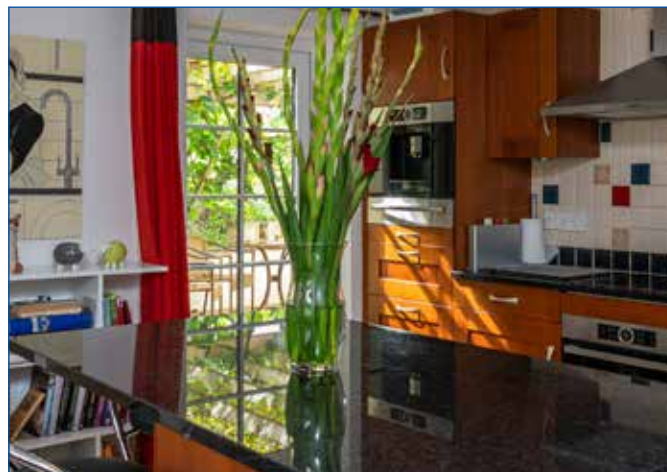
Step into the magnificent entrance hall with stone flooring, cloaks cupboard, a cloakroom and various doors leading off. A door from the entrance hall opens into the study that has neutral décor, ample storage cupboards and dual aspect windows.

Internal, glazed French doors from the entrance hall open into the spacious sitting room. The main focal point in the room is a stone fireplace with woodburning stove. Internal doors open into the music room and external French doors provide access to the garden.

The kitchen has a range of cherry wood style units and polished Angolan granite worksurfaces. A central island matching the kitchen units has a range of drawers and a breakfast bar wrapping around three sides. A Blanco stainless steel one and a half sink and drainer with flexi hose mixer tap is perfectly placed under the window overlooking the front aspect. Integral appliances include a Bosch WiFi-enabled main oven, a Bosch steam oven, a Bosch WiFi-enabled coffee machine and a Neff dishwasher, induction hob and extractor fan. There is space for a free standing fridge freezer and an under counter wine cooler. A glazed door allows for direct access out to a raised deck, ideal for al fresco dining during the summer months. An archway leads through into the dining room and a door opens into the utility room.

Next to the kitchen is a utility room with a range of base and wall units. There is a sink underneath the window and plenty of space for a washing machine and dryer stack. Between the utility area and a door opening into the garage is a fantastic area used as a boot room. There is plenty of space to store coats and shoes. A door from here opens out to the off-road parking area so making this a practical side entrance.

An archway from the kitchen leads through into the formal dining room. A window allows light to enter the room from the side and French doors open out onto the patio.





Wonderful views can be appreciated while you dine.

Between the sitting room and dining room is another reception room currently used as a music room. These three rooms are all connected by internal glazed doors can be open plan or used independently. The music room has an attractive box bay window encapsulating far reaching views across the Usk Valley.

From the entrance hall a staircase leads up to the first floor landing.

There are four double bedrooms and a family bathroom on the first floor.

The master bedroom has two fitted wardrobes with concertina doors. Glazed French doors allow an abundance of light to enter the room and 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. The master bedroom has an en-suite shower room comprising of a shower cubicle with sliding doors and waterfall and hand-held shower, a vanity unit with wash hand basin, lavatory, 'floating' drawers and a Velux window.

Bedroom 2 also has a fitted wardrobe, an en-suite shower room and a window overlooking the front aspect. The en-suite shower room comprises of a white w.c, corner shower cubicle with sliding door, waterfall and hand-held showers, a 'floating' vanity unit with oval wash hand basin and a side aspect window.

Bedrooms 3 and 4 both have modern grey flooring and windows overlooking the garden and glorious views beyond.

The luxurious family bathroom has a modern and contemporary bathtub with freestanding tap and hand-held shower, a separate shower cubicle with waterfall and hand-held shower and a vanity unit with contemporary wash hand basin and mixer tap. There is plenty of storage within the bathroom.

OUTSIDE

A five bar gate opens onto a driveway providing ample off-road parking for several vehicles. The driveway leads to a double garage with electric roller doors. There is a door inside the garage connecting through to the boot room. From the parking area steps lead down to the main entrance.

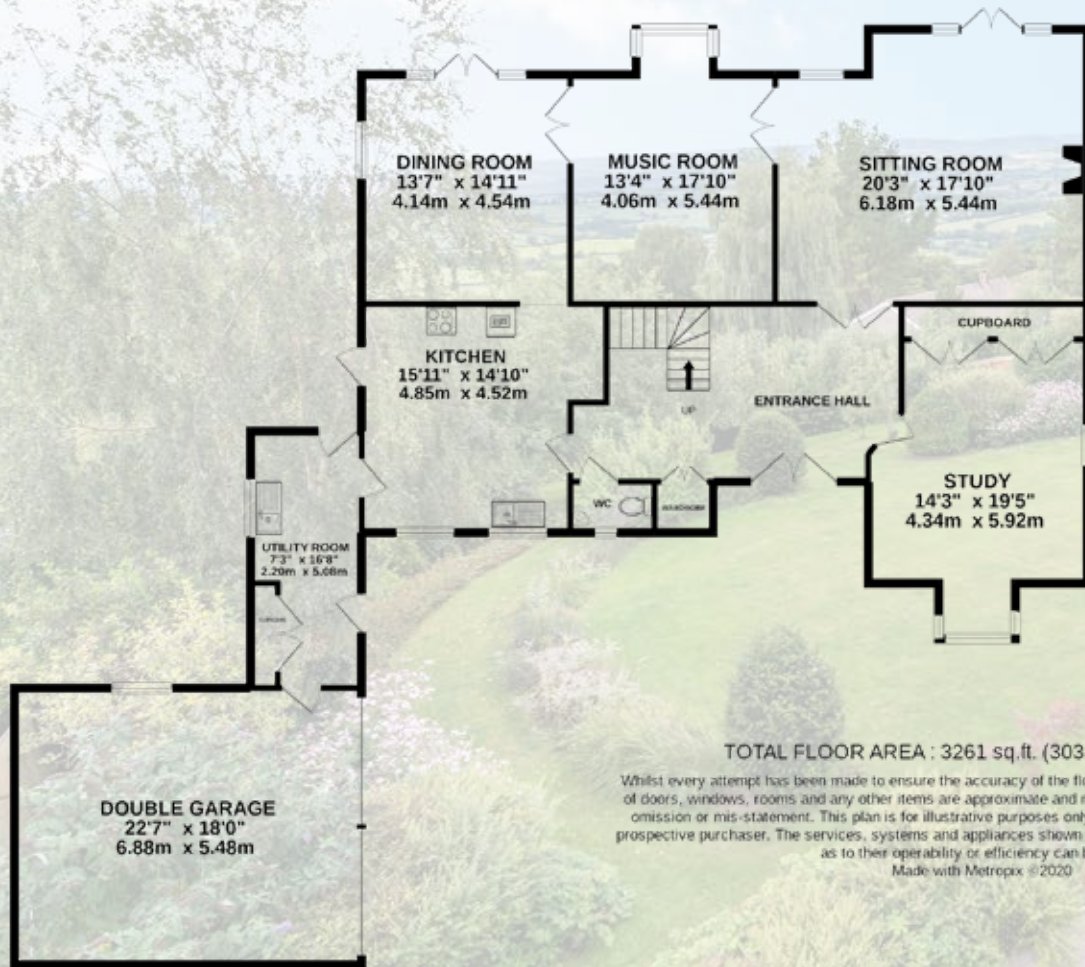
Every area of the garden has been cleverly utilised so that no space has been wasted. A steep area at the front has been levelled and is now used as a pleasant seating area with greenhouse and has space for dog kennels.

A path leads around to the landscaped gardens at rear of the house past colourful, well-stocked borders with an array of various types of flowers and plants including lavender. This area is a haven for wildlife.

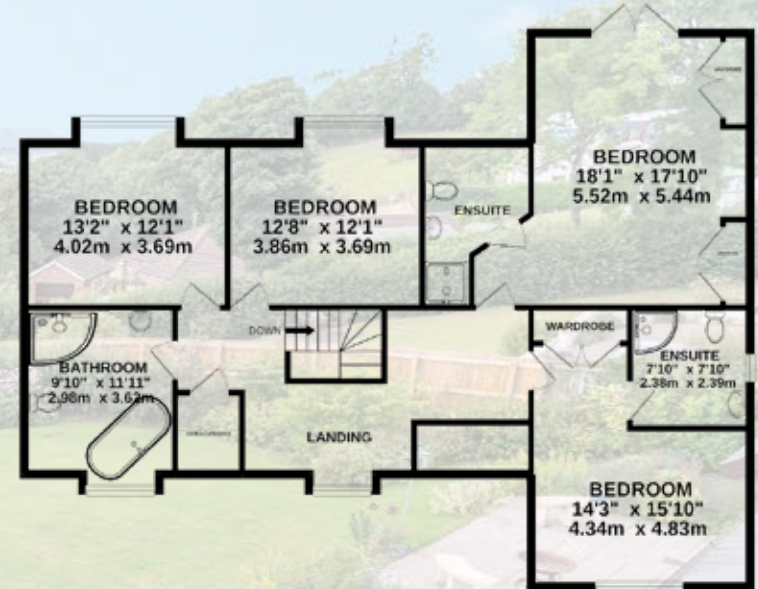
A patio runs across the length of the property and wraps around to a raised deck with a pergola above, sheltered by grapevines and a fig tree. The patio and raised deck are ideal for entertaining and al fresco dining during the warmer months. Stunning, far reaching views can be enjoyed from here. Behind the pergola is a vegetable produce area with raspberry canes and herb garden.

FLOORPLAN

GROUND FLOOR
2012 sq.ft. (186.9 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (303.0 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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A well-manicured lawn is bordered by a variety of evergreen shrubs with an opening in the centre into an orchard. The orchard has a variety of fruiting trees to include pear and apple. A tranquil pond can be found in the corner.

KEY INFORMATION

Agents Note: We understand that the solar panels currently generate approximately £1200 per annum.

Services: Mains electricity and water, oil fired central heating, air source heat pump and private drainage. Llanishen has fibre to the box internet which enables Westward House to achieve a download speed of 55 Mbps at the router.

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.

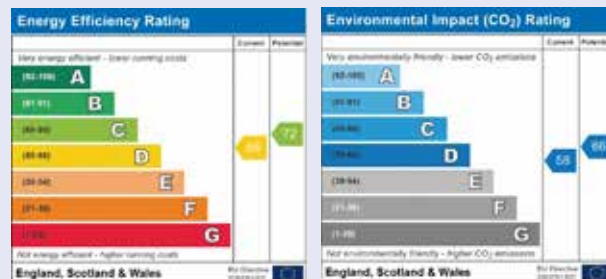
Council Tax Band: I

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penalлт. 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



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