



YEW CROFT

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE



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A CHARMING FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A SEMI-RURAL BUT ACCESSIBLE LOCATION WITHIN THE SOUGHT AFTER VILLAGE OF LLANISHEN. THE PROPERTY IS SITUATED BETWEEN THE HISTORIC TOWNS OF MONMOUTH AND CHEPSTOW AND BOASTS SUPERB TRANSPORT LINKS TO THE LARGER CENTRES.

- Characterful four bedroom detached family home •
 - Four well proportioned double bedrooms •
 - Semi-rural but accessible location •
 - Plentiful off road parking and gardens which measure circa 1/5 of an acre •
- Additional 0.07 acre parcel of land with an open fronted, detached stone barn •
- Within close reach of nearby Monmouth and Chepstow with good connections to major road networks connecting to the larger centres •

DISTANCES FROM YEWCROFT

Monmouth 7.5 miles • Chepstow 8.5 miles
Usk 8.9 miles • Abergavenny 17.9 miles
Newport 20.9 miles • Bristol 25.4 miles
Cardiff 32 miles • London 132 miles

Chepstow Train Station 8.8 miles
Abergavenny Train Station 16.2 miles
Newport Train Station 26.2 miles

Bristol Airport 36.4 miles • Cardiff Airport 45.6 miles
Birmingham Airport 84.1miles

(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

Yewcroft is located in Llanishen, a village between Monmouth and Chepstow. It has a thriving village hall with a number of activities available, a garage and village shop, 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 7.5 miles away. The town boasts excellent schools including Haberdashers Monmouth school, 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 Monmouthshire 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 8.5 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 everything a thriving town centre has to offer.

THE PROPERTY

Yewcroft is an attractive four bedroom detached cottage which boasts a range of spacious and flexible accommodation throughout, incorporating the traditional features of the cottage which are truly delightful. The property is located within the sought after village of Llanishen nestled within idyllic rolling countryside whilst benefitting from excellent transport links to the larger centres.

Step inside the entrance hallway, a useful space for hanging coats and storing boots or shoes. The entrance hallway gives access to the formal dining room which offers plentiful space for seating and dining and also showcases an original stone fireplace. The classic farmhouse style kitchen features a range style cooker and has a range of fitted pine units which are topped with granite worktops. To the rear of the kitchen is a useful utility space which has been refitted in recent years to an excellent standard, it has a range of fitted units and space for a number of under-counter appliances including a fridge freezer, washing machine, tumble dryer and dishwasher. It's a great addition to the kitchen and offers additional storage or space for food preparation, it could equally be utilised as a boot room for any prospective purchasers who are keen walkers or have animals.

The sitting room/snug is positioned at the front of the property. Measuring at 25'11" it occupies the entirety of the width of the property. Double doors lead from the sitting room out onto a patio area making this the most perfect space for relaxing and unwinding. There is plentiful space within the sitting room for two separate self contained seating areas or part of this space could be utilised as a home study/office. The current owners use part of the sitting room as a formal seating area and the other half as a play room.

Upstairs there are four well proportioned double bedrooms. The principal bedroom is served via an en-suite bathroom and benefits from fitted wardrobes as does bedroom two. Bedrooms two, three and four are served via a family bathroom.



OUTSIDE

Externally, the property sits centrally within a plot which measures approximately 1/5 of an acre. There are front and rear gardens which are mainly laid to lawn with a range of native shrubs and trees. To both the front and rear of the property there are patio areas which are well utilised for outdoor seating or al-fresco dining of a summers evening. Yewcroft also benefits from extensive off road parking and a double garage.

On the opposite side of the road, there is a separate parcel of land which measures 0.07 acres and has a detached, open fronted stone barn. This area could be well utilised for additional parking, general storage or an allotment.

KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

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: F

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644.

Viewings: Strictly by appointment with the selling agents

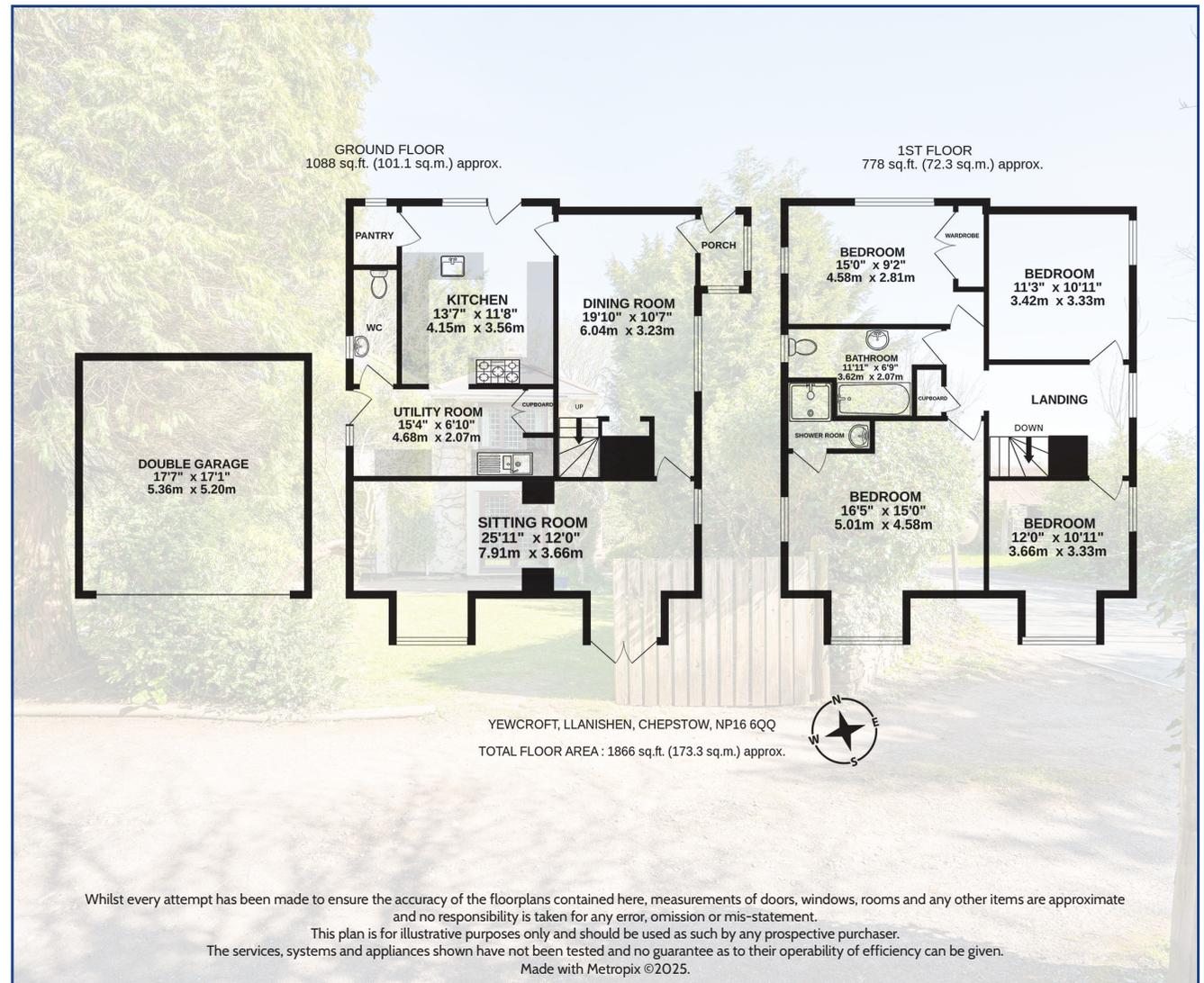
Directions: Exit Chepstow via Welsh Street and enter the Racecourse roundabout and take the second exit signposted Itton and Devauden. Continue along this road for approximately four miles entering the village of Devauden. At the junction turn left signposted Llanishen and Monmouth. After approximately three miles enter the village of Llanishen, travelling through the village the property is the last property on the left hand side as you exit the village.

Postcode: NP16 6QQ



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

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