



LLANISHEN
Monmouth NP16 6QT

 **DAVID JAMES**

LLANISHEN

Monmouth, NP16 6QT

- Period Characterful Farmhouse
- Scope for Further Modernisation and Extension
- Four Double Bedrooms
- Large Kitchen Diner
- Set Amidst Beautiful Countryside between Monmouth and Chepstow
- Panoramic Countryside Views
- Extensive Gardens and Paddock
- Further Barn with Potential for Conversion

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

A detached period farmhouse enjoying outstanding views across the valley. This stone-built farmhouse with gardens includes paddocks extending to approximately 3 acres. The farmhouse has been renovated to offer ample accommodation with character features including flagstone floors and stone fireplaces, and now has the scope for further modernisation. The stone ruins of the property still adjoin the farmhouse with the large stones of the old fireplace in situ, giving scope for further extension.

Across the drive is a further barn with scope for renovation.

SITUATION

The property is approached down a long drive off the lane from Llanishen village, which has the benefit of a thriving community with a garage, shop, pub and village hall. The historic town of Monmouth some 7 miles distance, provides a comprehensive range of amenities including a broad range of shops, schools both junior and senior which enjoy excellent reputations and a wide range of leisure and sporting facilities. Chepstow is approximately 6 miles to the south, also offering excellent facilities, including junior and senior schools, leisure and sporting facilities including Chepstow Racecourse and St Pierre Golf and Country Club. The property allows easy access to the larger road network, M4 and M5, which makes Bristol, Cardiff and Birmingham within comfortable commuting distance.

ACCOMMODATION

An oak framed porch with tiled floor and flagstone seat has a front door opening into the;

SITTING ROOM with large windows looking out to the garden. A wooden staircase leads up to the first floor with under stairs cupboard. At the far end, is a stone fireplace with a large stone mantel over and wood burning stove, including a recessed wood store to the side and exposed ceiling beams.

KITCHEN/DINING ROOM

An open plan kitchen/dining room with hand crafted wooden fronted kitchen units incorporating a stainless-steel sink and drainer, an electric cooker, hob and a butcher's block on brick stands. There is space and plumbing for a dishwasher and fridge. On the other side is an Esse cooker with brick surround. The kitchen area opens to the dining area with a flagstone floor. Windows look out to the garden and views.

French doors open to the GARDEN ROOM with a solid pitched roof and tiled floor. The French doors and large picture windows take full advantage of the magnificent views.

At the rear of the kitchen is a door through to the UTILITY ROOM with a stable door opening to outside, plumbing for a washing machine and a range of shelves and a door to the CLOAKROOM with a lavatory and wash hand basin.

FIRST FLOOR

Stairs lead up to the landing with an airing cupboard and four double bedrooms, each with windows looking out to the wonderful views.

BATHROOM

With bath, lavatory, pedestal wash hand basin, tiled shower cubicle and shower.

OUTSIDE

A long drive sweeps down with grounds on either side to a parking area by the house. A raised terrace extends around the farmhouse enjoying the outstanding views, ideal for entertaining. There are feature raised beds at the entrance to the house with lawns and mature trees to the rear and side, with the old stonework of the house extending to the rear and a further STONE OUTBUILDING. Beyond the house is a paddock leading down to the brook.

GENERAL

Services: Mains water and electricity. Private drainage to a septic tank. Bonded oil tank.

EPC BAND

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LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, Tel 01600 712916.

OFFERS IN THE REGION OF

£1,000,000

THE BARN PLANNING

No planning application has been made on the barn. It has been maintained in good order and provides tremendous scope for development.

The land is being sold subject to any development plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be, or come to be, in force, subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without obligation on the Vendors to specify them.

PLAN, SCHEDULES & BOUNDARIES

The plan within these particulars is based on Ordnance Survey data and is provided for identification purposes only. It is believed to be correct, but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership and neither the vendors, nor the Agents will be responsible for defining ownership of the boundary fences and hedges.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property will be sold subject to and with the benefit of all rights of way either public or private, all easements and other rights of way whether referred to or not.

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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DIRECTIONS

From Monmouth leave the town to the south and take the B4293 towards Trellech and Chepstow. Proceed through Llanishen village and at the crossroads by the oak tree on the left take the narrow lane off to the right. The lane bends to the right and then left and the drive is on the left.



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









For Identification Purposes Only

Ty Llwyd, Llanishen, Chepstow, NP16

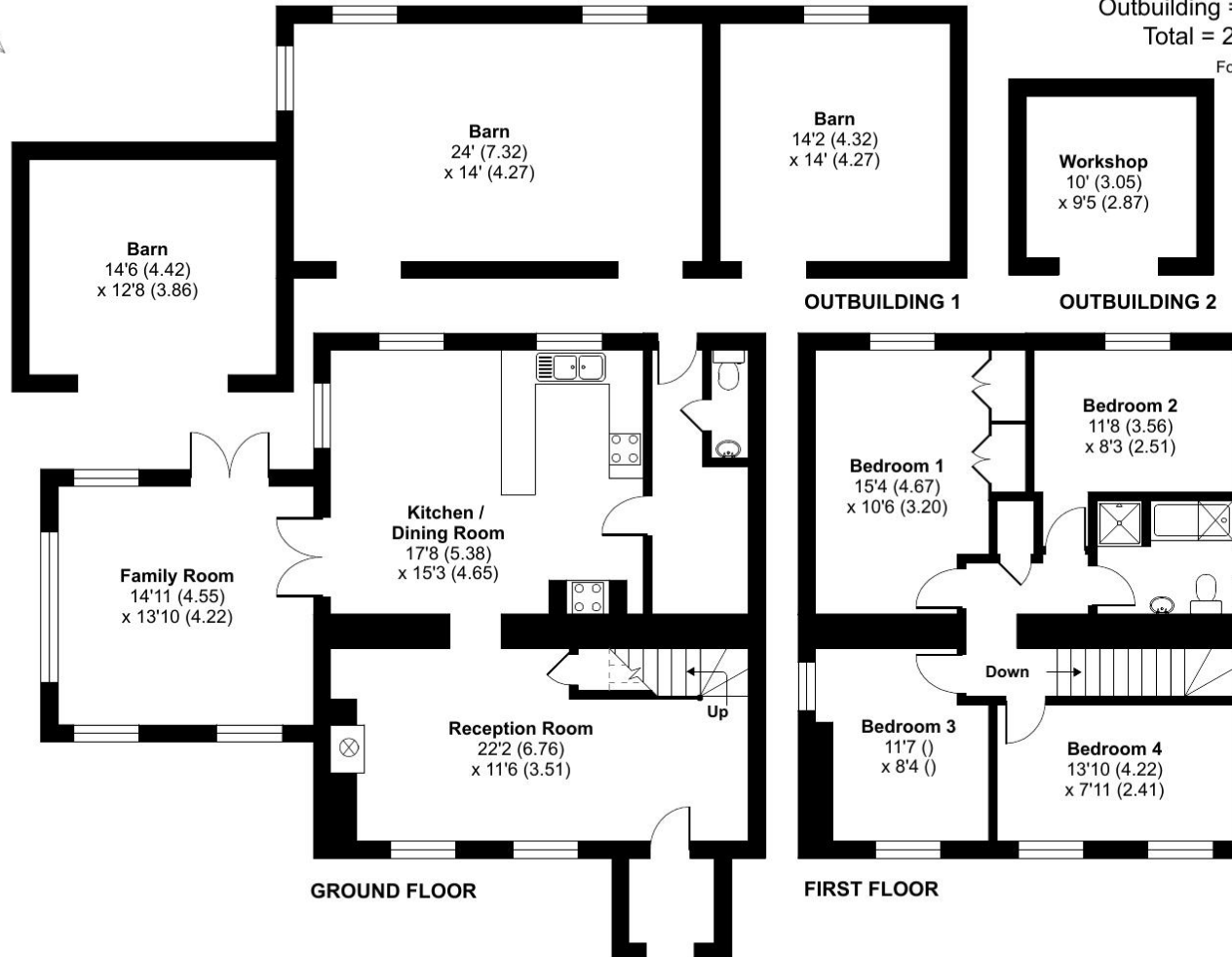
Approximate Area = 1663 sq ft / 154.4 sq m

Limited Use Area(s) = 3 sq ft / 0.2 sq m

Outbuilding = 823 sq ft / 76.4 sq m

Total = 2489 sq ft / 231.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for DJ&P Newland Rennie. REF: 868510