



Crossways House
Shirenewton | NP16 6LN

FINE & COUNTRY

CROSSWAYS HOUSE

A Detached Country House of character in an elevated south facing and private position with outstanding views across it's own paddock and adjoining countryside to the Severn Estuary and beyond.



NOTICE
This notice is to inform you that the property is for sale. The property is located at [Address] and is being sold by [Agent Name]. The property is a [Property Type] and is in good condition. The price is [Price] and the terms of sale are [Terms]. If you are interested in buying this property, please contact [Agent Name] at [Phone Number].





Set in unspoilt countryside in the heart of rural Monmouthshire the property offers spacious and flexible accommodation with potential for further development.

Standing in approximately 1.65 acres of grounds, the property is bounded on all sides by arable pastureland. The main property comprises two large south facing reception rooms, dining room, ground floor cloakroom, well fitted kitchen, conservatory, large utility, separate dog room, four double bedrooms (the master bedroom being en-suite), spacious landing and bathroom. Leading from the master bedroom is a large south facing roof terrace making the most of the spectacular views this property enjoys.

Attached to the property is a spacious ANNEXE comprising fitted kitchen/breakfast room, large lounge and, to the first floor, two south facing double bedrooms and shower room. In addition, attached to the annexe is a STONE BUILT BARN with TWO STONE BUILT LOOSE BOXES around a large patio courtyard.

Given its position and size the property is ideal for large family gatherings and entertaining.

We understand from the vendor that the property benefits from superfast broadband thus the accommodation, whilst being ideal for multi-generational occupation, would also lend itself to incorporating an office thus giving the ability to work from home.

Whilst Crossways House is set in a rural location there are excellent communication links to Bristol and Cardiff and when the Great Western Main Line electrification programme is completed the journey time from Bristol to London is expected to be 80 minutes.

Nearby are the towns of Chepstow, Newport, Usk and Monmouth. The Severn Bridge is fifteen minutes from the property.

For those with equestrian interests, the property is situated in an area with excellent hacking facilities. Additional sporting and recreational facilities can be found in Chepstow, Newport and Monmouth. The championship golf courses of Marriott St Pierre and Celtic Manor (the Ryder Cup venue in 2010) are within very easy reach.

Schooling

There is an excellent Primary School in Shirenewton and further private schooling can be found with Rougemont in Newport and Haberdashers in Monmouth.

Step inside

Crossways House

The accommodation comprises:-

RECESSED ENTRANCE PORCH

Solid front door with small panel side screens to:-

ENTRANCE HALL

Slate flooring. Two central heating radiators. Large under-stairs storage cupboard.

CLOAKROOM

With modern suite in white comprising wash hand basin with mixer taps, low level wc. Ladder radiator. Slate flooring. UPVC double glazed window.

RECEPTION ROOM I

Inset log burner. Two feature central heating radiators. Triple aspect room. UPVC double glazed windows and French doors to the north garden. Four wall light points.

DINING ROOM

One feature central heating radiator. UPVC double glazed French doors and side screens to the north garden.





RECEPTION ROOM 2

A spacious L-shaped room with triple aspect ensuring it is very light and sunny throughout the day, taking advantage of the southerly aspect. UPVC double glazed windows and French doors to the south paddock. Slate flooring. Six wall light points. Four feature central heating radiators.

KITCHEN

Excellent range of base and wall units. Granite working surfaces. Splash back tiling. Inset composite double bowl single drainer sink unit with mixer tap. Electric six-ring range with extractor hood above. In-built NEFF coffee machine and microwave. Dishwasher. Slate flooring. UPVC double glazing. Open access through to:-

CONSERVATORY

Two feature central heating radiators. Conservatory of UPVC construction with fully double glazed windows and two sets of French doors. Slate flooring.

UTILITY ROOM

Double bowl sink unit with mixer taps. Plumbing for automatic washing machine and dishwasher. UPVC double glazing. Slate flooring. Excellent range of base and wall units, including fridge-freezer. Freestanding Worcester oil fired boiler providing hot water for both domestic and central heating use. Granite work surfaces. Composite rear door leading to courtyard/paddock.

REAR HALL/DOG ROOM

Slate flooring. Excellent range of storage units. Composite rear door leading to courtyard/paddock. Ladder radiator.



Seller Insight

“Nestled within the glorious Monmouthshire countryside, not far from the picturesque village of Shirenewton, is Crossways House, a very large and attractive south facing family home that is enveloped by around one-and-a-half acres of verdant grounds. “The property began life as a smallholding way back when,” says Derek, “and originally a rather modest two-bed cottage stood on the land. However in 1976 Crossways House was built on the footings of that old cottage, and it’s fair to say that it has evolved over the years into the beautiful home it is today.”

“There was certain criteria that needed to be met when we were searching for a new home ten years ago and when we came across this property it ticked all the boxes. It had a lovely large annexe for my wife’s parents to live in, the location was wonderfully private and yet still convenient for my work in Bristol, Cardiff and London and it had all the land we needed for our dogs.”

“Although the house was in quite a poor state when we purchased it, we could see that it had huge potential, and I would say that that potential has since been realised,” continues Derek. “We had a new kitchen, converted what was a double garage into a really stunning second reception room and we also replaced all of the windows with double-glazed units and added a number of patio doors, so the entire house is flooded with natural light. It’s now a really beautiful home that’s a joy to come home to”.

“There’s a lovely connection between the house and grounds,” says Derek. “The front was originally divided into two paddocks, but we opened up the space to create an area where we can practice our golf, but the large area to the rear of the property has the look and feel of a traditional country garden; it’s my wife’s pride and joy, and is absolutely beautiful.”

“We have these beautiful grounds, which in turn are surrounded by farmland, so the property is both peaceful and secluded but still close to village life, gorgeous countryside and, importantly to us, championship golf courses”.*







“I personally have three favourite rooms,” says Derek. “The conservatory has panoramic views of the rear garden where I can sit and watch the amazing variety of wildlife that visits each day”. “The main living room is particularly gorgeous in winter when the wood-burner is lit, but the second reception room that we created in what was the garage is something else. It takes in the most stunning vista of the Severn Estuary and at night you can see the lights of Bristol; those views are to die for.”



Stairs to FIRST FLOOR LANDING

A spacious landing (approximately 23'0 x 14'0). Superb timber return staircase from hallway to the first floor. Two wall light points to the stairs. One central heating radiator. Loft access to large boarded loft. Airing cupboard with lagged tank.

FIRST FLOOR CLOAKROOM

With low level wc and wash hand basin. Tiled floor and walls.

MASTER BEDROOM

Excellent range of wardrobes and units. Two feature central heating radiators. Double aspect room. Two UPVC double glazed windows. UPVC double glazed French doors to roof terrace.

EN-SUITE

With pedestal wash hand basin, low level wc, step-in shower unit with glazed shower enclosure. Tiling to floor and shower area. Ladder radiator. UPVC double glazed window.

ROOF TERRACE OFF MASTER BEDROOM

With stunning uninterrupted rural views. Timber flooring. Wrought iron balustrade.





BEDROOM TWO

Double aspect. UPVC double glazed windows. Good range of wardrobes and units. One night storage radiator together with plumbing for central heating radiator.

BEDROOM THREE

Double aspect. UPVC double glazed windows. Good range of wardrobes and units. One night storage radiator together with plumbing for central heating radiator.

BEDROOM FOUR

Two UPVC double glazed windows. Range of wardrobes and units. One night storage radiator together with plumbing for central heating radiator.

FAMILY BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, step-in shower unit with glazed enclosure. Half tiled walls. Two central heating radiators. UPVC double glazing.



“Family circumstances are such that the time is now right for us to move, but I will be very sad to leave,” says Derek. “I’ll miss the space, the views and the privacy as well as all the wonderful times spent with family and friends – it’s a great place for entertaining. I know that I will leave with a heavy heart but with fabulous memories.”





“ The annexe, which has two bedrooms, a living room and a kitchen/diner, is totally self contained,” says Derek, “however, should the next owners wish to, there is the potential to incorporate it into the main house or indeed extend it into the adjoining barn.”



The Annexe



Separate front door of composite nature with double glazed inset panels to:-

KITCHEN/BREAKFAST ROOM

Excellent range of base and wall units. Inset stainless steel single drainer sink unit with mixer taps. Plumbing for automatic washing machine. Built-in electric cooker and four ring hob with extractor fan above. Plumbing for dishwasher. Tiling to floor and splash-back tiling to the walls. One central heating radiator. UPVC double glazed window. Walk-in storage cupboard. Half glazed small pane door to:-

LOUNGE

Two central heating radiators. Two wall light points. Double aspect with UPVC double glazing and French doors to north patio.

Stairs from kitchen to first floor. Double glazed rooflight. One central heating radiator. Airing cupboard with lagged tank.

BEDROOM ONE

One central heating radiator and one night storage heater. UPVC double glazing. Access to loft.

BEDROOM TWO

One central heating radiator and one night storage heater. UPVC double glazing.

SHOWER ROOM

Modern suite in white comprising pedestal wash hand basin, low level wc, step-in shower with glazed enclosure. Ladder radiator. Tiled flooring. Tiling to walls and shower area. UPVC double glazing.

Step outside

Crossways House

The property is approached by a tarmac lane, adopted by the Local Authority, and stands in approximately 1.65 acres of level grounds bounded on all sides by open rolling arable land. There is a large paddock to the south of the property and the established rear garden incorporates an orchard with apple, pear, cherry and plum trees and a range of soft fruit bushes. There is also an enclosed vegetable patch. Gravelled driveway with parking for approximately ten vehicles. Exterior lighting surrounds the property.

OUTBUILDINGS (around a patio courtyard)

BARN with Worcester oil fired free-standing boiler providing hot water for domestic and central heating use in the annexe. Potential to convert either as an extension to the annexe or stand alone office/accommodation (subject to the necessary consents).

TWO SEPARATE STONE BUILT LOOSE BOXES Offering further potential for conversion (subject to the necessary consents).

QUALITY GREENHOUSE

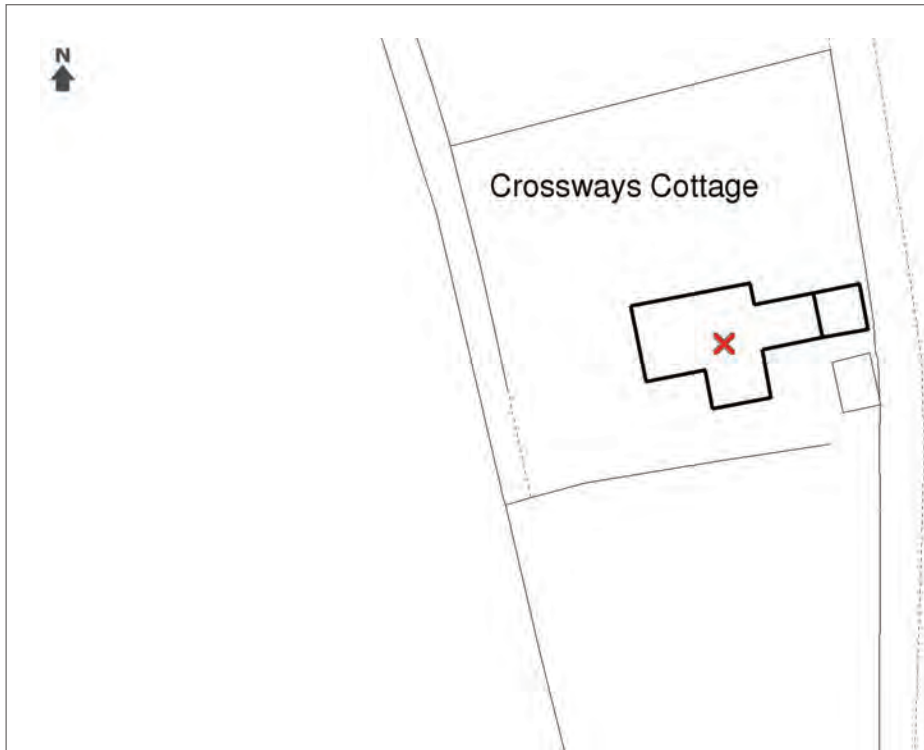
10'0" x 8'0"

SERVICES

Mains electricity. Private Water and Drainage.







VIEWING

Strictly by appointment through Fine & Country, Chepstow.

DIRECTIONS

From Chepstow

Proceed along the A48 in the direction of Newport. On entering Crick take the turning right signposted Shirenewton. When you get to Shirenewton take the first turning on the left, after you have been over the second rumble strip (When you turn left you will have the Church on your right and Shirenewton Hall on your left). Continue along this road for approximately 1 mile, passing the Home Farm Court development on your left and you will come to a sharp right hand bend. On your left there is a field entrance and then a lane with a 'no through' road sign at the top. Turn down that lane and the property is at the bottom with a sign on the gate 'Crossways House'. If you pass a pull-in on your left or pass Coombe Farm on your right you have gone too far. Do not use SatNav as that will take you to the Cwm which is half a mile away.

From Monmouth

If coming from Monmouth / Itton you will enter into the village with the pub ahead of you. Turn right, then immediately left so you are on the main road through Shirenewton. You will have the Church on your right. Turn right so that the Church is still on your right and follow directions as above.



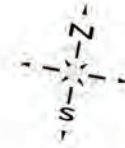
Crossways House, Shirenewton, Chepstow, NP16 6LN

Approximate Gross Internal Area = 297.8 sq m / 3205 sq ft

Annex = 120.9 sq m / 1301 sq ft

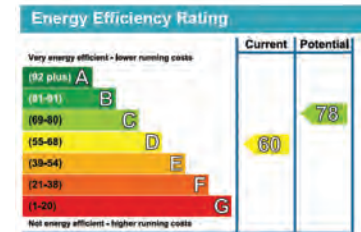
Stable = 23.6 sq m / 254 sq ft

Total = 442.3 sq m / 4761 sq ft (Excluding Void)



FLOORPLANZ © 2016 0845 6344080 Ref: 176988

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 03.11.2016





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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