



Rock Road Cottage
Llanishen | Chepstow | Monmouthshire | NP16 6NU

FINE & COUNTRY

ROCK ROAD COTTAGE

An immaculate rural home of great style with a breathtaking panorama over the Usk Vale including manége, stables and valuable paddock.





A STUNNING AND IMPRESSIVE HOME of considerable style and character, immaculate throughout and commanding breath-taking, uninterrupted, panoramic views over the Usk Vale to Welsh mountains. Standing within circa 4 acres of manicured gardens and grounds there are MODERN STABLES, an ALL-WEATHER MANÉGE and a valuable PADDOCK with excellent outriding on the doorstep. Originally a modest cottage the recent extensions, largely in bespoke oak framed double glazing, in addition to the modern luxuries including a fully equipped cinema room, take full advantage of the wonderful views to the South and West.





The accommodation, much of which has exposed oak beams, is perfect for a family and/or entertaining has an Impressive Hall, Fitted Cloakroom, superb Sitting Room with oak framed glazed walls and wonderful views, a Dining Room and large Breakfast Room and Kitchen with a four oven 'Aga'. In addition on the ground floor is a Lounge with views which has been adapted a fully equipped CINEMA ROOM. The room has acoustically specific ceiling, walls and bass trap for ultimate sound experience. This is a PROPER CINEMA ROOM with blackout curtains, the latest surround sound system, 3m roll down screen, projector (2D and 3D), multi theme lighting, flush letterbox style wood-burner for the added ambience, slate top bar and ample storage for those DVDs - just bring the popcorn! Upstairs are FIVE LARGE BEDROOMS (Three En Suite), most with views and including a beautiful Master Room with oak framed glazed walls and views. FIVE BATHROOMS - There is a Luxury Family Bathroom with two person 'jaccuzzi' bath and extra large walk-in shower including body jets and shower.

Everywhere this is all about the views and there is a large decked balcony terrace off the Sitting Room, ideal for parties and al-fresco dining and with steps down to the garden and HOT TUB. There is an upper balcony off the bedrooms, again with the views.

Llanishen is a very popular village and rural parish between Chepstow and Monmouth. It has a pub, The Carpenters Arms, with a Primary School in Trellech and shop in Devauden. Both Monmouth and Chepstow have facilities to satisfy most requirements whilst The Severn Bridge (M48) at Chepstow gives access to the M4 for London, Bristol, and Cardiff, with fast London trains from Newport or Bristol Parkway, about 20 miles.

FINE RECEPTION HALL

The principle rectangular portion of which measures approximately 19'9" x 10'0". Stairs off to a part galleried landing over; beneath which is a built-in store cupboard. The Hall is approached through a most attractive reception lobby through a double glazed door with etched glazing. Polished Chinese slate floor. Ceiling coving. Wall light points. Built-in store cupboard. Doors to all principal ground floor rooms.

SUPERB OAK FRAMED SITTING ROOM

A superb room with three almost entirely glazed walls with oak frames and with wonderful panoramic westerly views over the balcony to the Usk vale. Feature full height stone corner fireplace with raised hearth and fitted glass fronted woodburner. Air conditioning unit. Double casement doors to the outside.

DINING ROOM

Polished Chinese slate floor. Ceiling coving. Double glazed window overlooking the main drive entrance. Feature decorative white painted fireplace with raised marble hearth, mantle and fitted glass fronted woodburner. Door to Boiler Room and glazed door to:-

LARGE BREAKFAST FAMILY ROOM AND KITCHEN

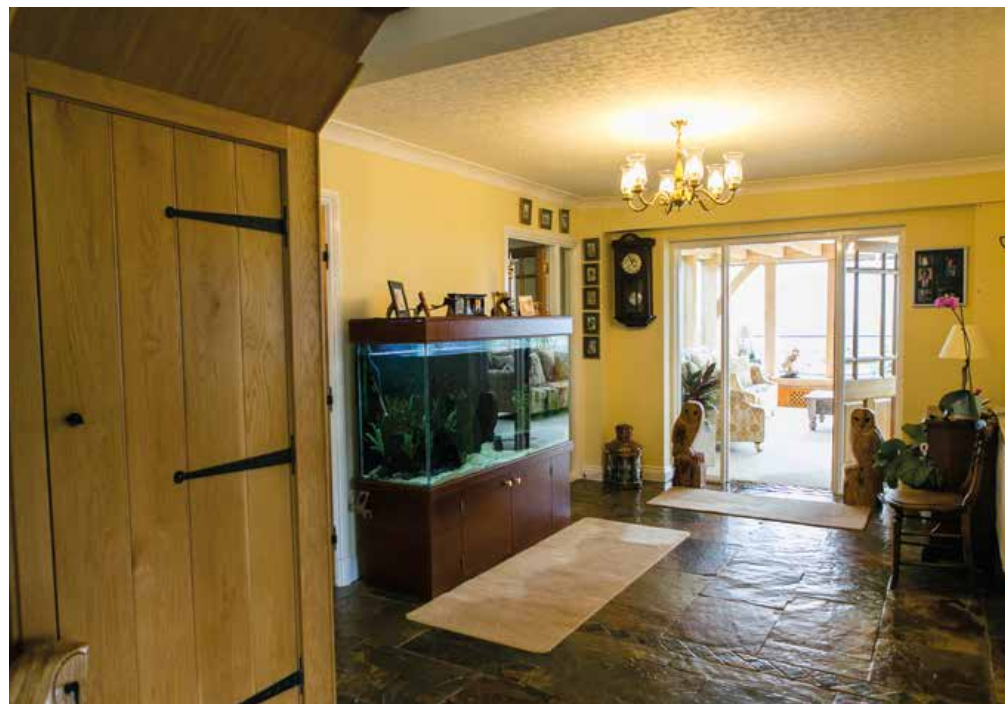
Of unusual shape (see floor plan) 40'0" in overall length with double glazed windows to front and a pair of double casement doors out to the rear terrace and balcony. Polished Chinese slate floor. Extensive range of solid oak fitted units with granite worktops which incorporate a Belfast style sink with mixer taps over and a further inset sink for food preparation. Range of integrated appliances including a Miele dishwasher; a Maytag American style fridge/freezer; built in fridge and an oil fired dark green FOUR OVEN AGA with warming plate and fully vented extractor over. Recessed downlighters and under pelmet lighting over worktops. Access to roof storage above the kitchen through hatch. Pair of double glazed doors to both the front terrace and the rear balcony. Large walk-in shelved pantry with cold slate slabs.

OUTSTANDING HOME CINEMA ROOM / SITTING ROOM

With blackout curtains concealing double glazed patio doors to the west balcony and with superb views. This room is a specifically acoustically designed cinema room including acoustic ceiling, acoustic wall padding and raised bass trap for further seating to experience the all-round sound system. The system will allow further gaming equipment to be used in addition to that already fitted. Electrically operated drop down 3m cinema screen, fitted projector (3D and 2D), integrated audiovisual system and fully controllable lighting system including ceiling stars! Controlled from iPad (included) wall light points. Glass fronted letterbox woodburner fireplace. Slate top bar with shelving, wine rack and space for drinks fridge.

CLOAKROOM/BOILER ROOM (Off the Dining Room)

Freestanding Trianco Eurostar oil fired boiler providing domestic hot water with adjacent hot water cylinder. Two hot water systems are fitted - one utilising the boiler and the other heated through the AGA - in addition to the immersion heater. Built-in cupboards. Polished Chinese slate floor and opening to FITTED CLOAKROOM with white suite comprising pedestal wash hand basin with upstand, matching low level wc, electric shaver light, frosted double glazed window, ceiling coving.













UTILITY ROOM (off the Kitchen)

Extensive range of solid oak fitted wall and base units with worktop and tiled splash back. Built-in oven. Space for two washing machines and dryer. Stainless steel large sink with draining board.

BOOT ROOM

With glazed door to the COVERED REAR PORCH and woodstore. Extensive range of built-in full height cloaks cupboards with hanging rails. Belfast sink with marble drainer and oak fitted unit. Door to:-

SHOWER ROOM

Fully tiled with white suite comprising quadrant shower cubicle with deluge head and sliding glazed doors. Pedestal wash hand basin with upstand. Matching low level wc. Recessed downlighters. Polished Chinese slate floor. Double glazed window with westerly aspect. Door to Garage.

On the FIRST FLOOR, approached via the stairs from the Reception Hall to the long Landing with a gallery overlooking the Reception Area and at the South end a high ceiling with exposed beams and glazed oak framed wall with easterly aspect.

OUTSTANDING MASTER BEDROOM SUITE

Comprising:-

WALK-THROUGH DRESSING ROOM

Almost entirely fitted with a full height range of built-in oak furniture, including hanging rails and shelving with blanket cupboards over. Access to loft. Recessed downlighters. Door to the En-Suite and a 5'8 opening and one step down to:-

WONDERFUL BEDROOM ONE

Above the Lounge with similar aspect and again with three walls virtually entirely glazed in oak framed units and with a truly breathtaking panoramic view over the Usk vale. High ceiling with exposed A-framing and two Velux rooflights. Feature stone built corner fireplace with arched recess over a raised stone hearth. Built in air-conditioning unit above the Dressing Area access.

EN-SUITE SHOWER ROOM

Part-tiled and with white suite comprising double shower cubicle with glazed screen, sliding door and overhead shower and four body jet shower. Vanity with marble top and a pair of inset wash hand basins with large heated mirror over. Low level wc. Bidet. Chrome plated radiator/towel rail. Recessed downlighters. Double glazed window with views.

IDEAL GUEST BEDROOM SUITE

Comprising:-

BEDROOM TWO

Plus a deep door recess. Ceiling coving. Windows in both the east and west elevations, the latter again with the views. One wall completely fitted with a range of full height oak fronted wardrobes with hanging rail and shelving. Door to:-

EN-SUITE SHOWER ROOM

With a 'Charlotte' floral wash hand basin with upstand and mixer taps. Matching high flush wc and a shower cubicle with glazing and pivot door with deluge shower head. Radiator/towel rail. Downlighters.

BEDROOM SUITE

Comprising:-

BEDROOM THREE

Two aspects to the North and South with double glazed windows. Ceiling coving. One built-in cupboard and one built-in airing cupboard with separate water system from Aga for additional hot water supply. Door to:-

WALK-THROUGH DRESSING ROOM

With full height cupboards. Frosted double glazed window and door to:-

EN-SUITE SHOWER ROOM

With white suite comprising heritage pedestal wash hand basin with upstand. Matching low level wc. Quadrant shower cubicle with sliding doors and overhead and body jet shower unit. Radiator/towel rail. Wall light points. Frosted double glazed window.

BEDROOM FOUR

Most attractive room with high ceilings with exposed oak A-framing and ceiling timbers and an oak framed west wall incorporating a pair of double casement doors out to the upper balcony and with wonderful views. Currently used as an office.

BEDROOM FIVE

Again with high ceiling exposing the oak timbers of the roof structure. Double glazed window in three elevations including a glazed west wall for the view and double casement doors out to the upper balcony. Fitted full height four door oak wardrobe.

BATHROOM WITH A VIEW

An outstanding family bathroom, part tiled and with limestone flooring with a white suite incorporating a large two person whirlpool bath with mixer taps and shower attachment. Low level wc with upstand. Bidet and vanity unit with marble top and inset wash basin with matching mirror. Huge separate shower - double glass door walk-in shower with overhead shower and four body jets. Exposed oak framing to the walls and ceiling. Fully glazed oak framed west wall with double casement doors to the upper balcony and extensive views. Wall light points. Extractor fan. Access to high level roof storage. Radiator/towel rail.









OUTSIDE

The property enjoys the benefit of two entrances. The main access from the upper portion of the lane is through an entrance to an EXTENSIVE PARKING AND TURNING AREA leading to the main entrance. The second entrance is further down the lane, on the South side, and leads to the ATTACHED GARAGE/SHOP, 17'9" x 14'3", with electrically operated up and over sectional part glazed door, concrete floor, light socket, power points, double glazed window to the west and an internal door to the house.

THE BEAUTIFUL SURROUNDING GARDENS, WONDERFUL VIEWS, STABLE AND MANÉGE

The formal gardens are beautifully landscaped and are mainly on the west side of the house. Leading from the house are the upper and lower balconies, the latter larger, approached directly from the Sitting Room and ideal for alfresco dining and entertaining. Steps lead from this balcony to a lower terrace with decking surround for an extra large HOT TUB with a South and Westerly aspect, again all designed for the view. Within this area are attractive rockery gardens surrounding a large garden pond, a smaller pond and a bridge over the man-made stream towards the STABLE BLOCK. On the North side is a useful PADDOCK with direct access to the manège. Above the paddock is a large hay barn with hardstanding for further storage. The remaining ground comprises areas of amenity woodland. Beneath the main balcony is a covered storage area with external access to the CELLAR WORKSHOP 16'0" x 5'6" with light socket, power points. Across the lane from the other entrance is a further paddock accessed onto the lane by a large gate.

Close to the South entrance is a purpose built STABLE BLOCK with three LOOSE BOXES, TACK ROOM with a small concrete hardstanding to the front. At a lower level is an all-weather manège.

DIRECTIONS

The best approach from Chepstow or Monmouth is off the B4293 Chepstow/Trellech/Monmouth road. About a mile on the Chepstow side of Llanishen turn off (left from Chepstow, right from Monmouth) at a green triangle and small layby into Rock Road. The drive entrance to the property is then about half a mile along on the right hand side.





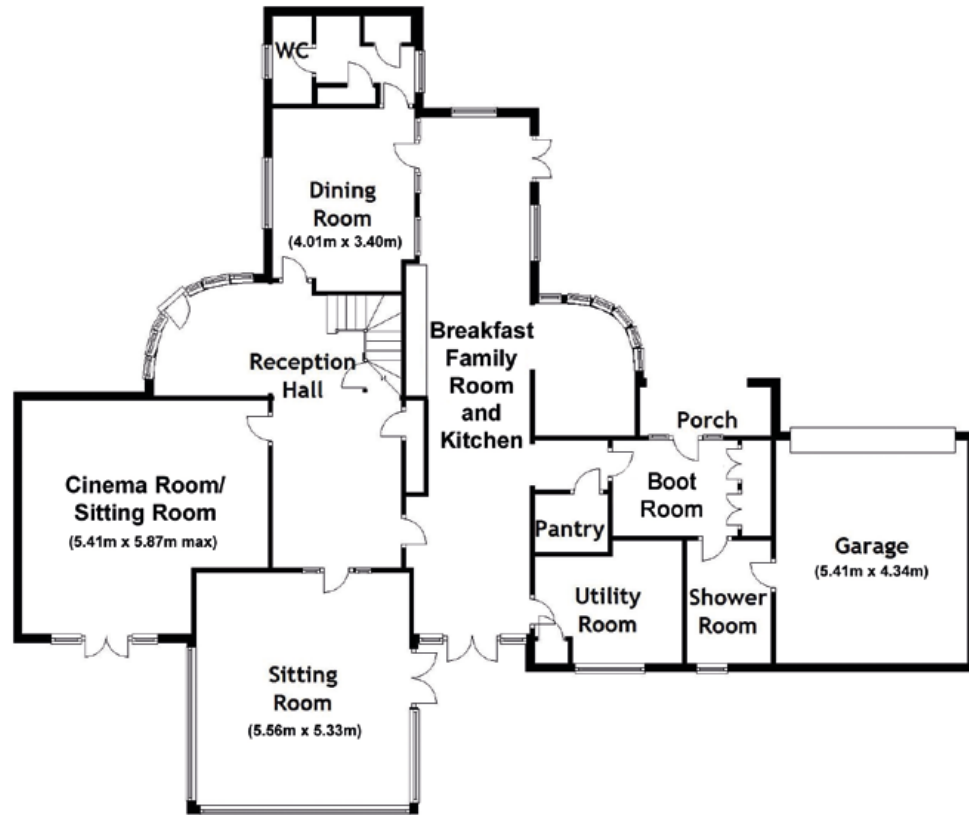




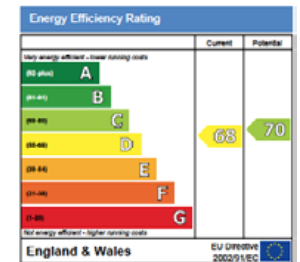
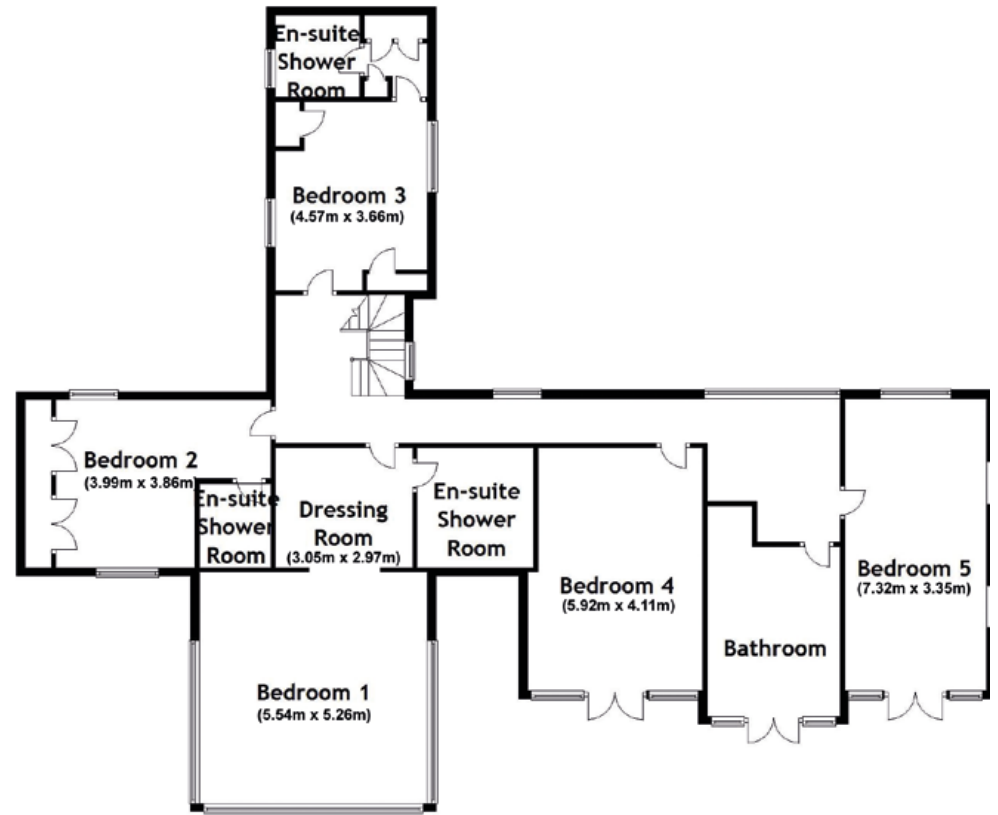


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Ground Floor



First Floor



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



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