



GREENACRE HOUSE

WHITEBROOK LANE | LLANVACHES | CALDICOT | MONMOUTHSHIRE



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GREENACRE HOUSE IS SET IN THE RURAL VILLAGE OF LLANVACHES, IN AN AREA OF NATURAL OUTSTANDING BEAUTY. IT HAS BEEN RENOVATED TO A SUPERB STANDARD, BOASTING THREE FLOORS OF ACCOMMODATION, INCLUDING FIVE DOUBLE BEDROOMS WHICH ENSURES IT IS AN EXTREMELY VERSATILE PROPERTY. IT OFFERS BREATHTAKING VIEWS OVER WENTWOOD FOREST AND THE USK VALLEY. SAT WITHIN ITS OWN GARDEN AMOUNTING TO 0.5 OF AN ACRE, THE PROPERTY ALSO BOASTS A STONE BARN AT THE BOTTOM OF THE DRIVEWAY WHICH HAS ENDLESS OPPORTUNITIES SUBJECT TO PLANNING.

- Impressive, detached five-bedroom country residence •
- Five bedrooms, three bathrooms, two reception rooms, study and hobby room •
- Principal bedroom with newly fitted ensuite shower room •
 - Established gardens, mature trees and hedging amounting to 0.5 of an acre •
- Off-road parking area with driveway and stone built barn •
 - Elevated position with commanding views toward Wentwood Forest and the River Usk Valley •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES FROM GREENACRE HOUSE

Caerwent 3.9 miles • Caldicot 7.2 miles • Usk 7.5 miles
Chepstow 9.2 miles • Newport 11.0 miles • Bristol 20.8 miles Cribbs
Causeway - 21.2 miles • Cardiff 21.6 miles • Monmouth 25 miles
London 132 miles

Newport Train Station 10.9 miles • Bristol Parkway Station 20.8 miles

Bristol Airport 32.6 miles • Birmingham Airport 105.4 miles
Heathrow Airport 119.4 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

Greenacre House is situated in an elevated position within the village of Llanvaches, a rural village halfway between Newport and Chepstow. There are approximately 80 houses in the village which features a church, a church hall, a play park and a playing field.

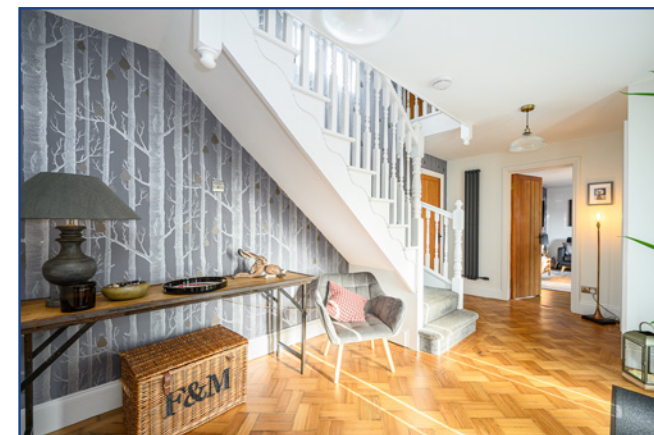
The Rock and Fountain Inn, is just a five minute drive and 20 minute walk from Greenacre House. Known as 'The Home of the Sunday Roast' and open 7 days a week, the public house offers a variety of menus for the family.

The nearest shop can be found in the village of Caerwent, approximately 4 miles from Greenacre House. Caerwent offers a post office, with a convenience store, public house 'The Coach and Horses' and a church with village hall. Caerwent was founded by the Romans and is a popular destination for many tourists.

Further amenities can be found in Caldicot, a 10 minutes drive from the property. Caldicot offers several primary schools, a secondary school, two supermarkets, doctors surgeries, pharmacies and dental surgeries. There are bus links from the property to private schooling including Haberdashers Monmouth School and Rougemont School, based in Newport. Rougemont is an independent school located in Newport and described by them as a 'School for Life' and for the 21st Century.

Newport is just 11 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

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. Tintern Abbey, Chepstow Castle and Chepstow Racecourse are all easily accessible.



THE PROPERTY

Greenacre House is a modern family home which was renovated and extended 20 years ago from a small cottage. Situated in an elevated position with tremendous views, this truly magnificent property would make an excellent family home.

The property is approached via a canopied entrance. Step through the door into a large entrance hall with several doors leading off. Reclaimed pitch pine parquet dominates the flooring in the entrance hall and living room adding an abundance of character and charm. There is a cloak room situated near the stairs which is the perfect space for hanging coats and storing shoes. There is also a downstairs w.c opposite.

A door leads into the kitchen diner, which is a bright and airy room with a double aspect view to the garden. The kitchen comprises of gloss wall and base units including an island, there is space for a Range style cooker, dishwasher and double American style fridge freezer. There is also room for a large dining table next to the patio doors which open on to an outdoor entertaining area.

Step into the living room, a magnificent space which is large and airy and presented beautifully. Superior views are framed by the windows. There is a second reception room, currently used as a snug however could be utilised in any other way.

The utility / laundry room is a useful space and has access from the rear. Wall and base units, with worktop are continued with room for white goods. There are plenty of storage cupboards.

On the lower ground floor, the vendors currently utilise further rooms as a gym, a hobby room and study. They are fantastic spaces and extremely versatile for any new purchasers.

From the turned staircase at the entrance hall, step on to the galleried landing. Upstairs there are five bedrooms. The principal bedroom benefits from spectacular views across Wentwood Forest, it is extremely picturesque and a beautiful view to wake up to in the morning. There is an ensuite which boasts a w.c, wash hand basin and shower.

Bedroom two is a double room benefitting from recently upgraded ensuite facilities.

The other bedrooms are all double rooms, and have pleasant views to the front or rear gardens.

The family bathroom has been refitted comprising of a white suite including bath, walk in shower, w.c and wash hand basin.

OUTSIDE

This charming property boasts beautifully maintained lawned gardens, offering a peaceful and private outdoor space perfect for relaxing or entertaining. The mature hedging and lush shrubs around the garden provide both privacy and natural beauty. A spacious driveway provides convenient off-road parking, ensuring ease of access for residents and guests alike.

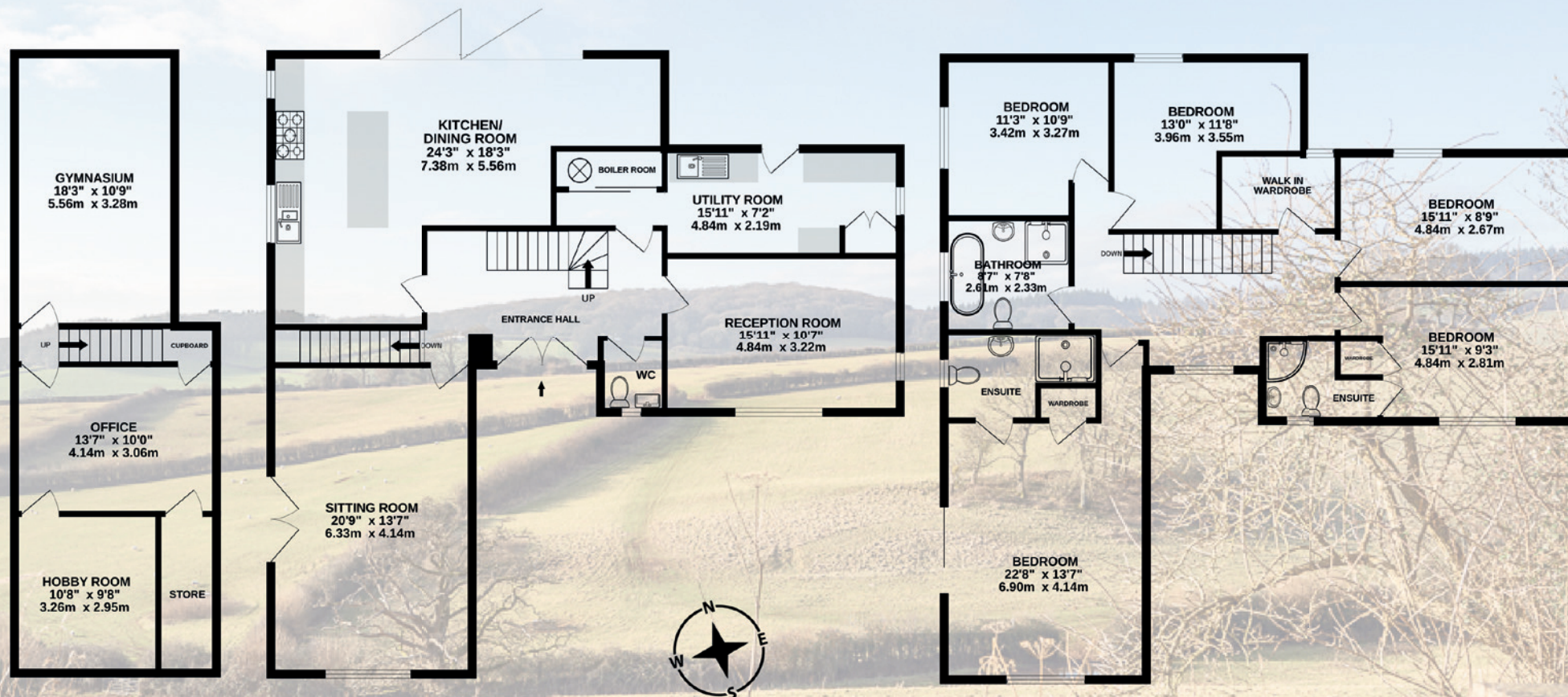
The location is ideal for nature lovers, with the woodland being accessed straight into serene woodland, perfect for scenic woodland walks. Whether you're enjoying the tranquillity of the garden or exploring the nearby trails, this property offers a wonderful balance of peaceful seclusion and access to outdoor adventures.



BASEMENT
514 sq.ft. (47.8 sq.m.) approx.

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2771 sq.ft. (257.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

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

Agents Note: The property is accessed via a Right of Way. Please speak to the agents for further details.

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: H.

Local Authority: Newport County Council. Telephone: 01633 656656

Viewings: Strictly by appointment with the selling agents

Directions: From the A48, at The Rock and Fountain Inn, take the left hand junction. Turn left at the next junction (not the public house carpark). Proceed along this road, bearing left at the next junction. Continue climbing the hill and take the next left, named Whitebrook Lane. At the top of the hill you will pass 'Talgarth House'. As you descend down the hill pass 'Stonefields Barn'. The driveway for Greenacre House will be the next one on your left handside. Please note there is not a For Sale board at the property.

Postcode: NP26 3BA

WHAT THREE WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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