

Brackenwood
Church Road, Llanishen, Chepstow



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This unique and substantial 3 bed family home occupies an elevated position in the sought after village between Monmouth and Chepstow. The spacious accommodation has a creatively designed layout to capitalise on the panoramic views towards the Usk Valley and Welsh mountains. There is ample off-road parking, a large, detached garage, summer room & mature grounds of approximately half an acre.

Asking price of £575,000 Freehold

Traditionally constructed with a part painted and cladded exterior with inset uPVC and wooden framed windows and doors set under a tiled roof. Internal features include a feature fireplace, moulded skirting boards and architraves, exposed beams, wooden and part glazed doors and vaulted ceilings. An oil fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the paved driveway through a wooden door with viewing panel and matching side panel into:

ENTRANCE PORCH: 2.05m x 2.84m (6'9" x 9'4")

Door into:

INNER HALLWAY: 5.05m x 2.00m (16'7" x 6'7")

Window to front. Arched recess with spotlights. Linen cupboard with full height wooden slatted shelving. Doors into the following.

STUDY: 2.63m x 2.73m (8'8" x 8'11")

Picture window to the back with far reaching countryside views.

UTILITY ROOM: 2.91m (max) x 3.43m (9'7" x 11'3")

External door to the side. Laminate worktop along one wall with inset stainless steel sink and wooden panelled cupboards set under. Space and plumbing for washing machine/tumble dryer. Consumer unit at high level and floor mounted boiler. Airing cupboard housing water cylinder and wooden slatted shelving.

LIVING ROOM: 5.70m x 5.73m (18'8" x 18'10")

A generously proportioned principal reception room with window to the front and sliding patio doors with matching side panels to the back out to the extensive sun terrace. Feature exposed stone wall housing fireplace with matching hearth, wooden mantel and inset electric fire. A pair of arched wooden part glazed doors into:

OPEN PLAN KITCHEN/DINING ROOM:**DINING ROOM: 3.25m x 5.26m (10'8" x 17'3")**

High raked ceiling with exposed beams. Feature circular window to side and picture window to the front. Wide opening into:

KITCHEN: 3.00m x 3.42m (9'10" x 11'3")

External door to side and picture window to the back. Laminate worktop with tiled splashback surround and complimentary breakfast bar. Inset stainless steel sink and side drainer. A range of wooden painted cupboards and drawers set under with space and plumbing for dishwasher. Belling electric oven/grill with four ring hob and stainless-steel extraction hood over. Complimentary wall mounted cabinets and tall unit with space for fridge freezer.

BATHROOM:

Window to back. A white suite comprising a low-level bio bidet WC, pedestal wash basin and walk-in shower with seat housing Mira shower with head on adjustable chrome rail. Extraction fan at high level. Chrome ladder style radiator.

BEDROOM TWO: 3.05m x 3.39m (10'0" x 11'1")

Dual aspect windows to front and side. Integrated wardrobe with storage and wooden slatted shelving.

BEDROOM THREE: 2.90m x 3.34m (9'6" x 10'11")

Window to side. Integrated wardrobe with sliding door, hanging rail and storage.

BEDROOM ONE: 3.47m x 3.64m (11'5" x 11'11")

Picture window to back with panoramic countryside views. Integrated wardrobe with sliding wooden doors, hanging rail and ample storage. Door into:

EN-SUITE SHOWER ROOM:

A white suite comprising a low-level WC, pedestal wash basin and fully tiled shower enclosure housing Mira shower with head on adjustable chrome rail. Ceramic tiled floor. Extraction fan at high level.

OUTSIDE:

The property is set behind a five-bar wooden gate with a large parking/turning area accessing: **LARGE DETACHED GARAGE: 5.49m X 4.37m (18'0" x 14'4")**: Concrete base with window and external door to side and up and over garage door to the front all set under a pitched tiled roof. Power and light.

A paved pathway wraps around the property, leading to stone steps that descend into the expansive terraced gardens, covering approximately half an acre. To one side, a raised vegetable garden and rockery. An elevated patio adjacent to the; **Summer Room (3.41m x 3.00m) (11'2" x 9'10")** creating an ideal space as an office/study or for entertaining, making the most of the impressive views. The terraced areas are thoughtfully designed and well maintained, featuring meticulously landscaped lawns, raised flower beds, and secluded seating areas, all interspersed with mature trees. Steps lead to a large sun terrace with direct access to the kitchen and living room, perfect for outdoor dining making the most of the property's elevated position.

SERVICES:

Mains electric, water and private drainage. An oil-fired central heating system and an Air Source Heat Pump. Privately owned solar panels. Council Tax Band G. EPC Rating C.

DIRECTIONS:

From Monmouth take the B4293 to Trellech, pass through the village and at the next village of Llanishen turn right immediately before the popular village pub, The Carpenters and in front of the garage (on the left-hand side). At the T-junction turn right along Church Road where the drive for the property can be found after a short distance on the left hand-side.

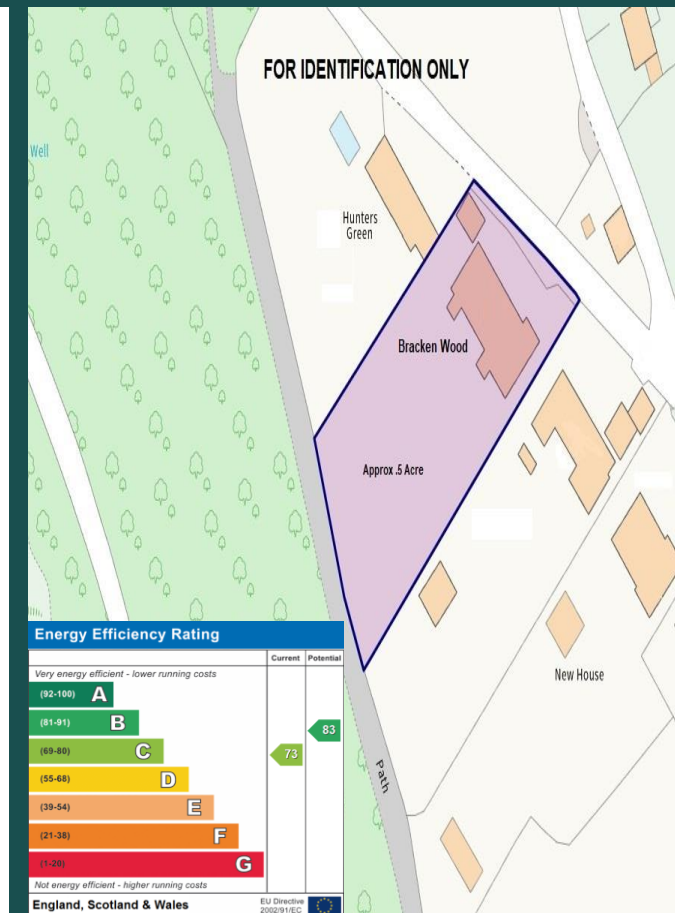
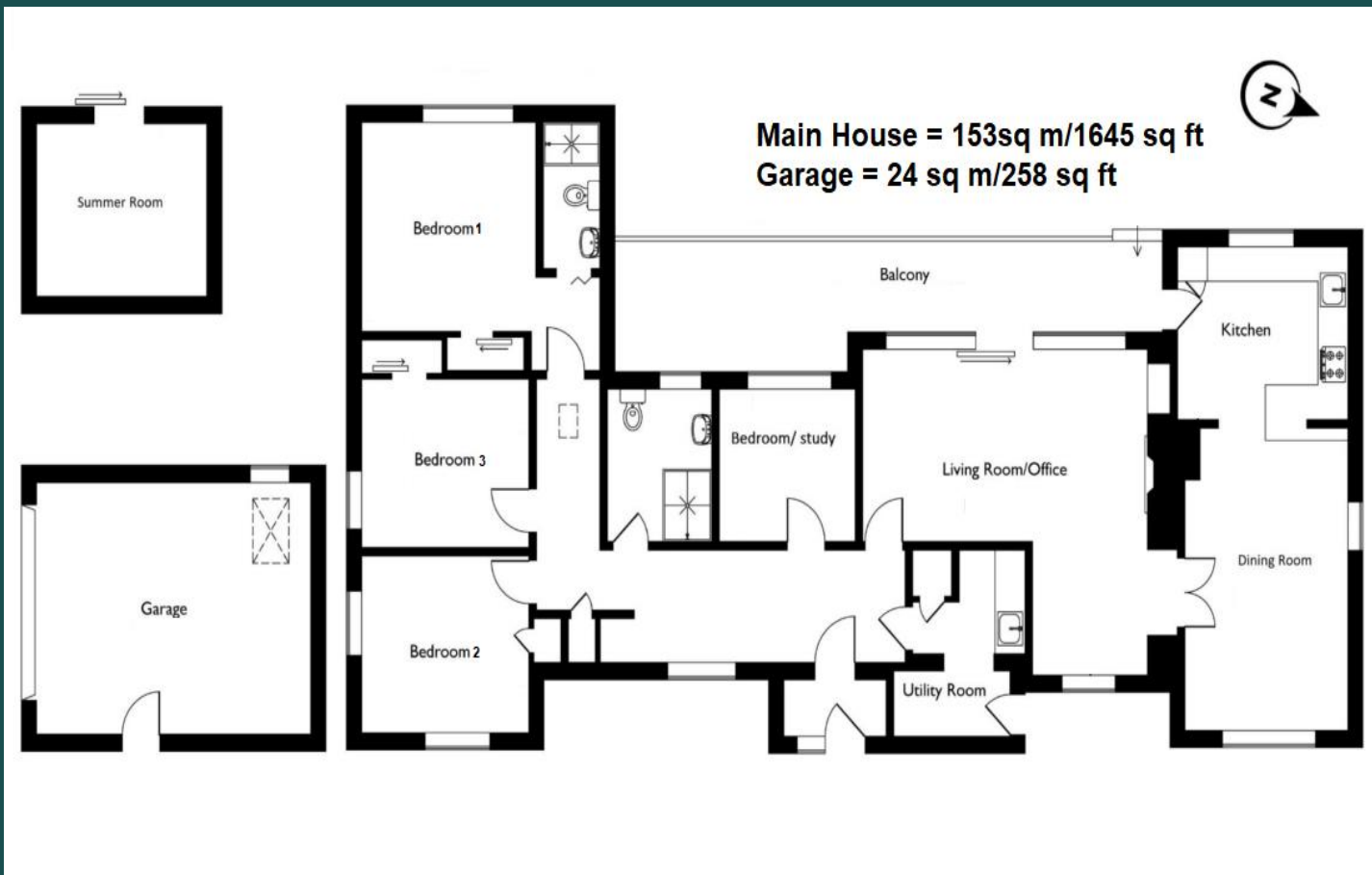
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- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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