



TRELLECK

Guide price **£650,000**



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HENLLYS COURT HOUSE

Trelleck, Monmouth, Monmouthshire NP25 4PE



Charming detached four-bedroom cottage dating back to the 1750s
Beautifully renovated throughout by the current vendors
No onward chain

Situated in the peaceful village community of Trelleck, between the neighbouring towns of Monmouth and Chepstow, this charming cottage is within a short distance to several local amenities, including the Church, village pub and the well-regarded Primary School. Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.

Just over 4 miles away is the beautiful market town of Monmouth. Monmouth Town Centre has a charming high street with local shops, cafes, and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth Comprehensive School, Trelleck Primary School and the highly regarded Haberdashers Monmouth Schools. The property enables easy commuting with fantastic road links to the A40 and M4 as well as being close to local woodlands where there are endless walks to enjoy.



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KEY FEATURES

- Detached four-bedroom period cottage
- Original features throughout
- Sought after village location
- Three reception rooms
- Wraparound garden
- Garage and gated driveway



STEP INSIDE



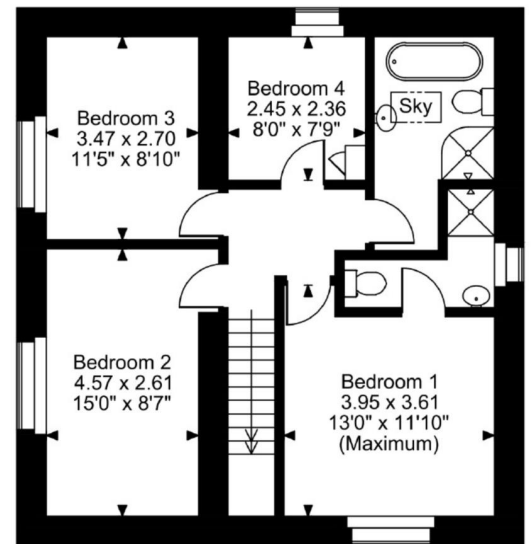
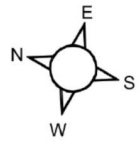
This beautifully renovated property seamlessly blends modern comforts with charming original features, benefitting from underfloor heating throughout the property.

Stepping inside, you are welcomed by a bright and inviting entrance hallway, which leads into the generously sized dining room. This space exudes character, featuring an exposed stone fireplace with log burner and offering access to both the light and airy garden room and the staircase to the first floor.

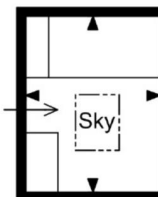
The heart of the home is the stunning kitchen, thoughtfully designed with sleek wall and base units, oak worktops, and a stylish island with a breakfast bar. High-end integrated appliances include a Rangemaster with a five-ring hob, dishwasher, fridge freezer, and wine cooler.

Off the kitchen, one door opens to a practical utility room with space and plumbing for a washing machine and tumble dryer, as well as access to a cloakroom and a storage cupboard.

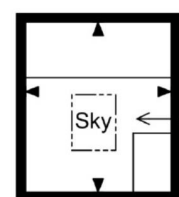
Total = 1874 Sq Ft/174 Sq M



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Floor Above Bedroom 2



Floor Above Bedroom 3

This remarkable home beautifully balances period charm with contemporary living, making it an exceptional place to call home.

STEP OUTSIDE



The property is accessed via a gated driveway, providing parking for three vehicles and direct entry into the garage. The front garden features a well-maintained lawn and mature trees that add to its charm. The garden extends around the property, seamlessly blending level lawns with inviting patio spaces - perfect for outdoor entertaining and relaxation.

INFORMATION

Postcode: NP25 4PE
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trelleck, carry on past the Lion Inn and the church on your right-hand side. Continue and veer left at the fork in the road where Henllys will be found a short distance along on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	48	71
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.