



Cae Graig  
Newcastle | Monmouth | Monmouthshire | NP25 5NU

FINE & COUNTRY



# Step inside

Cae Graig

Guide price £1,300,000

Nestled within 35 acres of its own land that includes woodland, paddocks and views, this charming four-bed cottage called Cae Graig is full of character and light that wraps you up in a welcoming ambience within its spaces to create lifelong happy memories.

Dating back to the 1830s at its cottage core, the much-loved home has been extended over the years to create versatile spaces and charming rooms that combine into a perfect family abode.

Inside the cottage boasts rooms of character, light and views, happy to welcome social gatherings of family and friends, as well as offering special spots to find solitude and peace.

Wander through the cottage to find two reception rooms, one with a lovely log burner, a country kitchen with dining space, four double bedrooms, two bathrooms, utility and boot room, plus store room presently used as a gym.

Within the immediate garden there are a choice of patios and places to relax and fully immerse yourself in the glorious landscape and panoramic views towards the valley to Grosmont and Garway Hill, that cocoons this special home.

There's already a mature orchard but the property offers more scope to develop a larger smallholding, and there's certainly ample space to support the endeavour, from growing more produce to keeping horses, livestock and chickens.

The land also contains a range of outbuildings including a summerhouse, plus two stone barns ripe for conversion, subject to planning consent.

The cottage is embedded within the stunning countryside of Monmouthshire between the villages of Newcastle and Skenfrith, off a quiet country lane and via a private driveway.

The property feels remote and enveloped in peace but there are actually a few neighbours close by but not in view, plus the popular market town of Monmouth is just a short drive away.

The town has some of the best schools in the county, and arguably in the country, as well as a range of independent and brand name shops, cafes, restaurants and pubs, making this a perfect family home that offers a balance of rural and urban.

Located near the Wye Valley Area of Outstanding Natural Beauty means exhilarating outdoor activities on land and on water are literally on the doorstep, coupled with a myriad of bridleways and tracks to explore on horse, bike or foot either alone or with family, friends and dogs too.

For travelling further afield Monmouth is perfectly placed on the A40, offering direct access north to Birmingham and south to the M4, Cardiff, Bristol and mainline train routes.

## STEP INSIDE:-

Step inside the attractive stone cottage that dates back to the 1830s and it instantly welcomes you with a warm hug and calm ambience that floats through the rooms as you explore each space.

The much-loved house, which has been owned by the same family for over 60 years, was expanded from the historic cottage's core at both ends in 1992 and 2000 to create a spacious four-bedroom, family home.

The cottage can boast oodles of character before you even step into the cute porch and through the front door, as you're greeted by a visual feast of a stone facade, Welsh slate roof and hardwood, double-glazed windows.

Wander first into the core of the cottage and the country charm in the living room is evident, from exposed ceiling beams above to an exposed stone wall where a log burner happily nestles into the original fireplace on a flagstone hearth.

It's the most delightful of spaces, easily enticing people inside to sit and chat in comfy chairs and squashy sofas clustered around the feature fireplace, as people have been doing over the many decades.

As a place to relax in solitude, reading a book or just admiring the view, this cosy living room is ideal, but it can easily host a social gathering, with ample space to welcome a number of sofas.



But this is not the only welcoming place to gravitate towards, as a door at one end leads into a second reception space that is flooded with light from the huge, floor-to-ceiling corner window on one side that frames an absorbing view of the courtyard and land beyond.

The dual aspect windows mean that wherever you sit within this delightful sitting room a captivating view is flooding your vision. Character has not been forgotten in this additional space with exposed beams and a brick and stone baking oven alcove in the corner adding period charm.

Into the spacious kitchen diner at the other end of the cottage, and it surpasses all expectations of a classic country kitchen, with wooden units painted a heritage green that combines a nod to the past with a homage to the glorious grounds that surround the house.

There's a rayburn stove nestled into an exposed brick and stone chimney breast that runs off wood and coal. The set of French doors add to the room's boast of a triple aspect, as well as offering a seamless connection to the fabulous garden.

The dining area can easily seat eight people ensuring that this space is the heart of the home' with everyone gathered around the table to chat to the cook as a family feast is prepared. It's been the site of many memorable meals and Christmas dinners through the years and will continue to be for decades to come.

This is a house that keeps on giving, with additional rooms and spaces that offer versatility to accommodate a future owner's needs. There's a boot room and utility to sort out muddy dogs, wellies and clothes and a cloakroom.

Off the sitting room there's a useful study that can offer a peaceful place to work from home plus a door that leads to a store room with double height ceiling that is currently being used as a gym.

Upstairs the feeling of light and space wrapped in character continues through the four double bedrooms, with each happily showcasing its own special view of the surrounding landscape through its windows.

The principal bedroom is the most spacious on offer and can boast two breathtaking views to wake up to via its duo of windows, and a display of partially exposed roof trusses across the ceiling to add the period charm.

Two sizeable bathrooms can be found on this first floor too, very handy for a busy family home and ensuring there's never likely to be a queue for the facilities.

Cae Graig is the most welcoming of properties, just waiting for you to arrive and bring your own style, and in return it will reward you with many years of welcoming hugs and hosting happy memories to cherish for a lifetime.





**VENDOR INSIGHT:-**

"Cae Graig holds a significant place in my family's heart, having been in our possession since 1961. Originally bought by my parents, subsequent generations, including my grandparents and later my own children, have called it home, and so it holds immense sentimental value for me."

"This property embodies a traditional farmhouse aesthetic, extended by various enhancements over the years. Its core structure traces back to the early 1800s, with expansions in 1992 and 2000. This natural setting, abounding with diverse flora and fauna such as cowslips, primroses, and bluebells, offers a serene atmosphere filled with birdsong."



"Reflecting on cherished memories, my home has served as a backdrop for countless memorable moments with my children such as camping parties, christenings, Easter Egg hunts and Burns Night celebrations. Its layout allows for both togetherness and individual space, with distinct zones within the garden allowing for communal games and horticultural interests alike."

"Each room possesses its own unique charm, making it impossible to choose my favourite. Whether enjoying the comforting warmth of the kitchen's Rayburn stove or the glow of the living room's wood burner, every corner of the house radiates a cosy ambiance despite its size. The expansive sitting room provides ample space for large gatherings or quiet relaxation, while offering picturesque vistas of the courtyard and surrounding woodland from every vantage point."



"The breathtaking sunrise and sunsets further enhance the property's charm, with the unobstructed views toward Garway Hill and Grosmont providing an awe-inspiring backdrop. Beneath the unpolluted night sky, devoid of intrusive streetlights, we have spent many magical evenings mesmerised by the stars. The wood, which the garden leads into, is a magical place, filled with a whole host of beautiful birdsong."

"While the property enjoys a secluded rural setting, it remains connected to nearby communities, fostering a sense of belonging and opportunities to become involved in a whole range of local activities."

"Memories created within these walls, from joyous gatherings to tranquil moments, will always be cherished. While bidding farewell will be very emotional, the enduring memories of my life at Cae Graig will always be with me."





# Step outside

## Cae Graig

Step outside into a substantial 35 acre slice of the glorious Monmouthshire countryside that you can call your own rural paradise.

Memorable walks through eight acres of dappled woodland, riding through paddocks and fields, and exploring the undulating landscape are experiences to enjoy every day as you fully immerse yourself in the peaceful lifestyle this amazing home offers.

Found off a country lane and at the end of a private driveway, the home is cocooned in far-reaching, panoramic views that are forever breathtaking, combined with the soundtrack of birdsong plus gentle breezes that dance through the pockets of woodland.

The garden that hugs the house is a perfect place to entertain family and visiting friends, offering a choice of sun-drenched patios, a charming courtyard, lawns and terraces to host summer BBQs and evening drinks, wrapped in the mesmerising country views that envelope this special home.

There's already an orchard and, of course, masses of space to develop the land further into your ideal scenario. Maybe increase the area dedicated to growing your own produce with greenhouse support, keep horses, livestock and chickens - all can be accommodated within this huge parcel of land.

There are numerous outbuildings within the land to support any smallholding endeavour, plus a substantial timber summerhouse that provides the most enticing spot to relax after a full day working the land or just enjoying meandering through it.

If the home needs to earn income or be an inviting home for another layer of the family, the attached barn and outbuildings, if planning permission can be secured, are ripe for conversion to maximise their potential.

### DIRECTIONS

What3words: [///qualified.lyricism.lizard](#)



Approximate Gross Internal Area  
 Main House = 208 Sq M/2239 Sq Ft  
 Outbuilding = 62 Sq M/667 Sq Ft  
 Total = 270 Sq M/2906 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 5NU | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (92-100)                                    | B |         |           |
| (81-91)                                     | C |         |           |
| (69-80)                                     | D |         |           |
| (58-68)                                     | E |         |           |
| (47-57)                                     | F |         |           |
| (35-46)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 56      | 83        |
| EU Directive 2002/91/EC                     |   |         |           |



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