



Craig-y-dorth House  
Craig-y-dorth | Monmouth | Monmouthshire | NP25 4JT

FINE & COUNTRY



# Craig-y-dorth House

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In a superb position, high up and nestled into the hill, this attractive traditional stone-built house marries stylishly presented, four-bedroomed accommodation with some of the most breathtaking views in Monmouthshire.

Craig-y-dorth House has recently been refurbished and redecorated to a high standard, giving a light and airy contemporary feel whilst retaining the innate character of the property. A wonderful, spacious family home, it sits in just over an acre of pretty gardens and grounds and includes a charming one-bedroom courtyard annexe, ideal for multi-generational living or as a holiday let for additional income. The house enjoys a tranquil, rural location in a tiny hamlet in the stunning Wye Valley, near the vibrant village of Trellech, commanding views over undulating countryside to the Welsh Mountains on the horizon.

The few houses in Craig-y-dorth are clustered around a gently rounded hill whose claim to fame is that in 1404 it was the site of a battle between those loyal to Owain Glyndwr and the forces of King Henry IV. In commemoration of this, the hamlet has adopted a special flag.

Offering an idyllic outdoorsy lifestyle, the property is within the Wye Valley National Landscape, an area of outstanding natural beauty, known for its beautiful landscapes, meandering river, wonderful walks and cycle rides, ancient castles and historic buildings, including renowned Tintern Abbey.

Craig-y-dorth is situated on the Trellech Ridge, above the Wye Valley, and close to the rural village of Trellech (approximately three miles), which is well-served by a village hall, church, pub, modern medical surgery and well-regarded primary school, with a handy village shop in nearby Llanishen.

For further local amenities, the market town of Monmouth is less than five miles away. Lining this lovely town's historic streets and tucked away in pretty courtyards are a variety of independent shops, tea rooms and coffee shops and both a Waitrose and an M&S Food. Monmouth hosts regular markets and a busy programme of events and it boasts good leisure and recreation facilities and nearby world-class golf courses. For live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre. There are a number of good local pubs and restaurants and two nearby one-star Michelin restaurants, The Walnut Tree and The Whitebrook. The reputation of Monmouth's state schools, the Haberdashers' Monmouth independent boys' and girls' schools and the nearby Llangattock School Monmouth with Monmouth Montessori Nursery make the town and its surrounds popular with families.

There is easy access to the A449 for the M4 to Newport, Bristol, Cardiff and the M50 to the Midlands making the area attractive to commuters. The nearest railway stations are Chepstow and Abergavenny both about 13 miles away.







# STEP INSIDE

## Craig-y-dorth House

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The fresh, contemporary interior design of this property uses a palette of Farrow & Ball shades to enhance the elegant, light-filled living spaces.

The stable-style front door opens to a tiled lobby area with a cloakroom off. A glazed door then leads through to a wide hallway which runs the length of the house, with a further glazed door at the end, leading to the garden. Off the hallway is the fabulous drawing room, which has two large windows framing the glorious views. There are double French doors either side of this room. One set of doors gives access to an attractive green oak and slate tiled veranda which wraps round three sides of the house. The veranda widens out into a covered patio area on one corner of the house, accessed directly through the other French doors in the drawing room. This makes the perfect, all-weather space to entertain or to sit and soak up the surroundings on a summer's day. For cosy evenings, the drawing room features a painted stone fireplace with a wood burning stove.

Further along the hallway there is an elegant formal dining room, with a pretty painted fireplace and built-in shelves and cupboards either side of the chimney breast. There is a window overlooking the garden and French doors lead out onto the veranda, a perfect spot to enjoy the spectacular views with a pre-dinner drink. Outside the dining room, the roof of the veranda is glazed, to let in extra light.

On the opposite side of the hallway there is a stunning farmhouse style kitchen/breakfast room, beautifully fitted out with contemporary, Shaker-style units under solid wood work surfaces and including a Stoves range cooker with an attractive tiled splashback. The ample storage space includes a useful larder. The room features an exposed oak beam and is flooded with natural light from windows on two sides. There is plenty of room for a family breakfast table under one of the windows.









The kitchen leads though to another generous space, which could alternatively be used for a family dining table. From here a door leads to a useful utility room/boot room, which incorporates hanging space for outdoor coats, a range of built-in units and space and plumbing for a washing machine. A stable door leads from the utility room to the back garden.

The stairs to the first floor lead up from a rear lobby area, where there is a study area with custom-built wrap-around cupboards, shelves and work desk, positioned in an alcove with lovely garden views. The painted wooden staircase leads up to a wide landing, off which there are four spacious double bedrooms and a family bathroom with tiled flooring, pretty blue wall tiles, and a bath a walk-in shower.

The principal bedroom has two windows overlooking the spectacular views and it benefits from a walk-in wardrobe, dressing area and a luxurious, modern en-suite, with a contemporary free-standing bath and a corner shower unit.

The three, further, delightful bedrooms feature built-in cupboards and pretty period fireplaces. Throughout the first floor, painted ledge and brace doors with black wrought iron door furniture add period charm. All the bedrooms enjoy a wonderful rural outlook.











FRANCOIS  
KITCHENS

WILLY RULES  
HARE  
HAPPY  
Big  
Hug Chen













# STEP OUTSIDE

## Craig-y-dorth House

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The property is approached along a long, sweeping tarmac driveway, which leads to a parking space and with a single garage at the top of the drive, There is another garage with attached workshop/store in the courtyard, opposite the annexe next door to the house.

In a delightful courtyard, an attractive, detached, converted barn provides annexe accommodation. This stylish and characterful property, with a vaulted ceiling and exposed beams, incorporates an open plan kitchen/sitting room, a double bedroom with built-in wardrobes and a bathroom with a bath and separate walk-in shower. There are also two mezzanine areas.

Craig-y-dorth House sits in just over an acre of grounds, which include gorgeous wrap-around gardens, a kitchen garden with raised beds and a separate paddock.

The property enjoys a truly exceptional situation, with views over the rolling Monmouthshire countryside towards the Sugar Loaf and Skirrid and the Black Mountains to the west, with the village of Mitchel Troy and town of Monmouth in the valley below.

AGENT'S NOTE: The main house has an EPC rating of C and the annexe has an EPC rating of B.

## LOCATION

What3words: ///managed.bend.fingertip











# SELLER INSIGHT

*Occupying a breathtakingly picturesque location overlooking the Usk Valley, with views right the way across to the Sugar Loaf and the Skirrid, and the Black Mountains to the west is Craig-y-dorth House, an extremely attractive Georgian family home, which boasts just over an acre of beautiful gardens and grounds, as well as a spacious annexe.*

*"The house is just lovely, but it was this stunning location and the magnificent panoramic views that really sold it to us, says the owner. We were living in Devon before we came here, a beautiful place in its own right, but I can honestly say that the views we have here are the best I've ever seen.*

*In terms of the house itself, it's very pretty to look at, but it was its cosiness that really struck me the first time I walked inside. It's a big house and the rooms are all really generously proportioned, but it has a very warm and welcoming feel throughout. The bones of the house were all there but it was definitely in need of modernisation when we came here, and so over the past year or so we've done a huge amount of work, which has enhanced it no end. We had a brand new kitchen fitted, updated the en suite and we took down a stud wall between two of the smaller bedrooms to create a lovely big guest bedroom. We've also decorated the house from top to bottom, and for that we enlisted the help of a Farrow & Ball colour consultant to help choose paint colours that would suit the style and history of the building. The work has been extensive and has taken time, but we were lucky enough to have the annexe, which was a really comfortable place to live away from all the chaos of the renovation.*

*Another lovely thing about the house is the fact it's surrounded by the grounds so every window has a gorgeous view, and the previous owners added a lovely veranda where we can sit out, even on the most inclement of days. We have over an acre of land with a garden that wraps around the house, and within the garden there's an array of well-established plants. We also have a vegetable garden, fruit bushes and trees, as well as a grape vine in the courtyard, so all in all we've been able to be quite self-sufficient. We also have a paddock in which the previous owners kept sheep. We don't keep any animals but we ask one of the local farmers to occasionally put some of his sheep to graze out there, which not only keeps the grass down but it also makes for a really pleasant sight.*

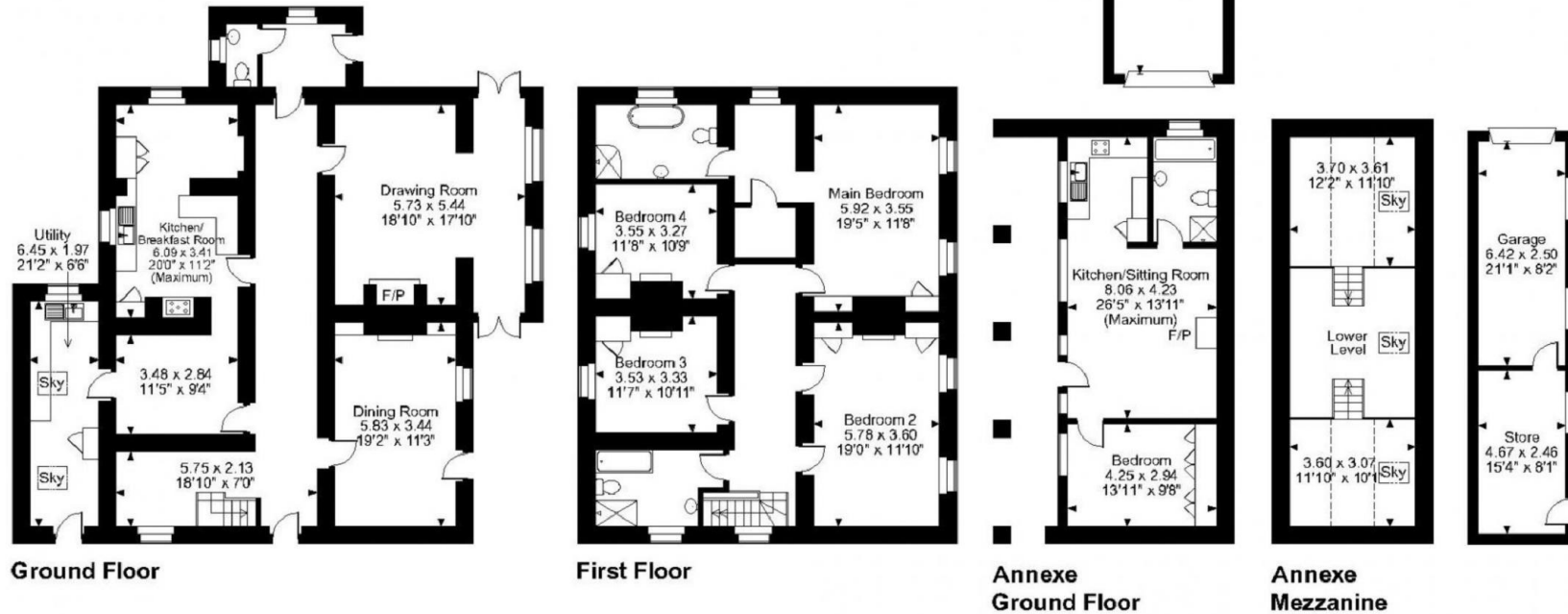
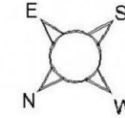
*We're deep in the countryside here, but we've never felt isolated. It takes just under ten minutes to drive into Monmouth, which is a vibrant town with two theatres, pubs and restaurants and a superb array of shops. Closer to home there's a lovely farm shop, a garden centre with a café/deli, and we're just a short drive from Humble by Nature, which is a working farm owned by Kate Humble that runs all sorts of craft courses.*

*This has been an idyllic place to live; I don't think we'll ever find another place quite this beautiful. However, we've decided we'd like to be closer to our friends and family in Cirencester, and so it's with very heavy hearts that we've decided to move. There's so much that I'll miss: the cosiness of the house, waking up to the sound of nothing but birdsong and of course those magnificent views."*





**Craig-y-Dorth House, Craig-y-Dorth, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 2924 Sq Ft/272 Sq M**  
**Garages & Store = 505 Sq Ft/47 Sq M**  
**Annexe = 601 Sq Ft/56 Sq M**  
**Total = 4030 Sq Ft/375 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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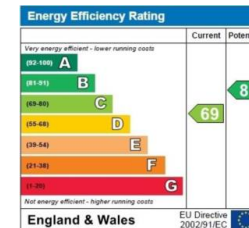
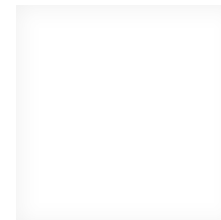


Postcode: NP25 4JT | Tenure: Freehold | Tax Band: I & C | Authority: Monmouthshire | Heating: House: Biomass (wood pellets), Annexe: Oil | Drainage: Private | Energy panels: PV Panels & Solar Panels

Scan the QR code for more information about this property:

Important notes: All measurements are approximate 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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