



The Granary  
Llanishen | Chepstow | NP16 6QQ

# THE GRANARY



*This magnificent family home is spacious, luxurious, full of character and situated in idyllic countryside. It's a grade II-listed converted agricultural building dating back to the 17th century that's been re-imagined to provide an impressive fusion of old and new to offer all the ingredients for a dream lifestyle.*





#### Location and Situation

The Granary nestles within an Area of Outstanding Natural Beauty within the upland area of the Wye Valley.

Llanishen is a vibrant community with a public house, The Carpenter's Arms; village hall and a church. There are excellent schools close by in Monmouth and Trellech and the village is conveniently located between Monmouth and Chepstow, both of which have outstanding shops and services. The Michelin-starred The Whitebrook is close by.

The property enjoys excellent connectivity, with easy access to Cardiff and Bristol. The Bristol Parkway station offers a fast rail connection to London.

The area around Llanishen is great for walking, riding and cycling.





# KEY FEATURES

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Step inside: The Granary blends old world charm with contemporary luxury producing a wonderful, spacious family home. It was converted into a family home some 18 years ago which the occupiers have felt privileged to live in.

This handsome centuries-old building has stone walls and slate roof and retains many of the architectural features associated with its agricultural origins, allowing it to sit sympathetically within its beautiful rural setting.

At its heart is its Great Hall, a show-stopping, open plan dining and sitting area measuring 11.88 by 7.46 metres and split into three zones.

This welcoming space has a vaulted ceiling that soars to the historic roof trusses and several characterful windows, including long arrow slits, which flood it with light. White-painted stone walls are complemented by exposed quoin stones and rustic oak plank flooring.

A feature fireplace is set within the wall at one end of the hall, flanked by 2 long spaces allowing for attractive displays of logs, while the opposite wall has feature shelving with internal lighting.

Extended from the dining area is a social area bathed in the light from the floor to ceiling feature window that frames a beautiful countryside view. Incorporated into this space is a large bespoke drinks cabinet and ample storage for a wine collection, just one of the furnishings created by Quails of Usk that enhance the elegance of this park of the house.

A concealed staircase leads from the dining area to a study/library with space for seating, a glass balcony allows for viewing of the Great Hall.

A substantial kitchen/breakfast room lies behind the Great Hall and is well-equipped for serious cooks. Managing to be both stylish and functional, bespoke units by 'Coach House Timber Craft' and later additions by 'Quails of Usk' including an elegant island unit with butler sinks, Quooker-tap and Fisher Paykel dishwasher draws. Other appliances include an Electric Aga, and wine store. The floor is laid with honed and filled natural Travertine whilst the breakfast area has wide board oak planks.

Leading off the kitchen and accessed by a large barn door is the sunroom taking in some wonderful views of the garden, a lovely place to relax.

There is a cosy snug for watching the latest movies leading off the breakfast room.

The hallway leads to a spacious utility room, with butler sink and plenty of storage cupboards, a boiler room, cloakroom, and study/hobby room positioned well away from the rest of the rooms.

























# SELLER INSIGHT

“ This magnificent family home within the Wye Valley is set in an Area of Outstanding Natural Beauty and enjoys wonderful outlooks from every aspect of the house into its surrounding countryside. The original barn which stood here is reputed to date back to the 17th century and was converted into a domestic dwelling some 18 years ago.

The owners were looking for a new home, one with convenient access to excellent schools and good amenities to suit their lifestyle. ‘The Granary’ fit the bill perfectly it was undergoing renovation by a local contractor who had extensive plans drawn to sympathetically convert this historic Grade II \* listed property into the magnificent home that it is today. The couple jumped at the chance getting on board early and making some design decisions with the builder and planners that has resulted in this amazing spacious, family home: one which reflects its history but contains every conceivable luxury and comfort and which has proved to be an idyllic family home.

During their time here, the home has been meticulously maintained and updated to further enhance its comfort and luxuries. Space is plentiful, whilst its main living space contains a vaulted ceiling, exposed stone and feature beams and timbers, together with a magnificent fireplace. Such a bright, spacious, and welcoming room, with the dining space and kitchen being close by all enabling a lovely space for companionable family living.

The garden has been professionally landscaped and has matured beautifully, it provides interest and colour throughout the seasons. Sitting within such a large acreage, its design reflects the surrounding natural environment, and the annual visits of house martins and swallows, dipping into the pond for a drink is always a joy. The owners love to entertain, especially on sunny days when the outside kitchen comes into its own. Whatever the occasion, gatherings are always a delight.

The house is conveniently located between Monmouth, Chepstow, Usk and Abergavenny all having great amenities. There is an excellent primary school in the nearby village of Trellech with a first-rate choice of both independent and state schools within easy reach. Walking in the area is a delight, and a special treat is to dine in the conveniently accessed Michelin Star restaurant ‘The Whitebrook’.

Sadly, the house has outgrown the owners’ requirements, and its time for them to move. They will take away so many happy memories of family life here; laughter and chats around the kitchen table, enjoying sunny days in the garden, entertaining with friends and family. They hope the next owners will enjoy the lifestyle they have been fortunate to enjoy in this very special home and its surroundings.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# KEY FEATURES

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The master suite is a beautiful sanctuary with a bathroom, alcoves for stylish seating and a large dressing room, all beneath an extensive beamed roof space

Two of the other bedrooms have ensuites situated on the 1st floor whilst the 2 remaining bedrooms share a large bathroom with a roll top bath.

The high level of comfort found throughout The Granary owes much to its bespoke double glazed wooden windows and underfloor heating.

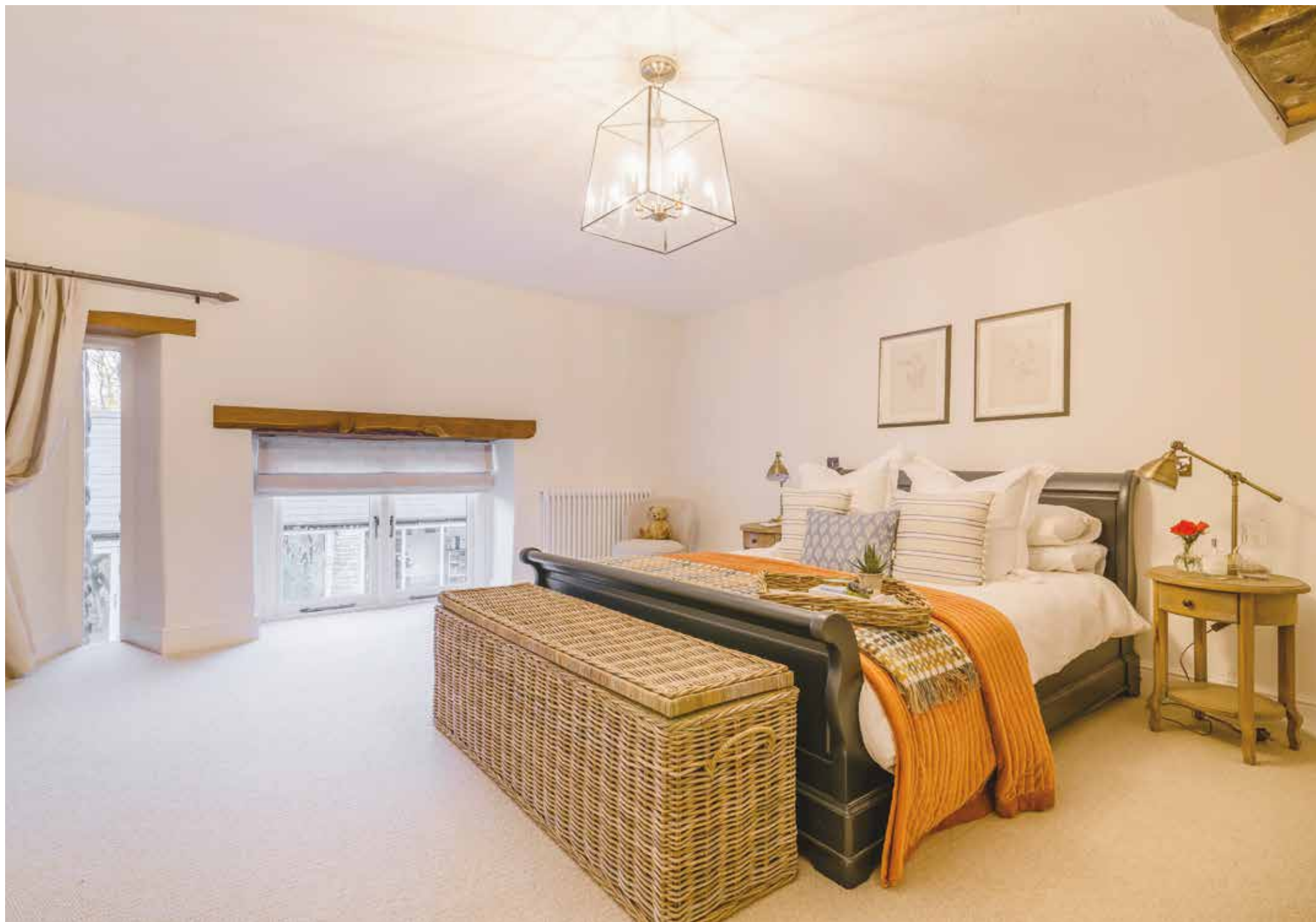
In the courtyard next to the house is a single- storey building dedicated to promoting health and wellness, with a state-of-the-art gym, sauna and cloakroom all benefiting from underfloor heating.



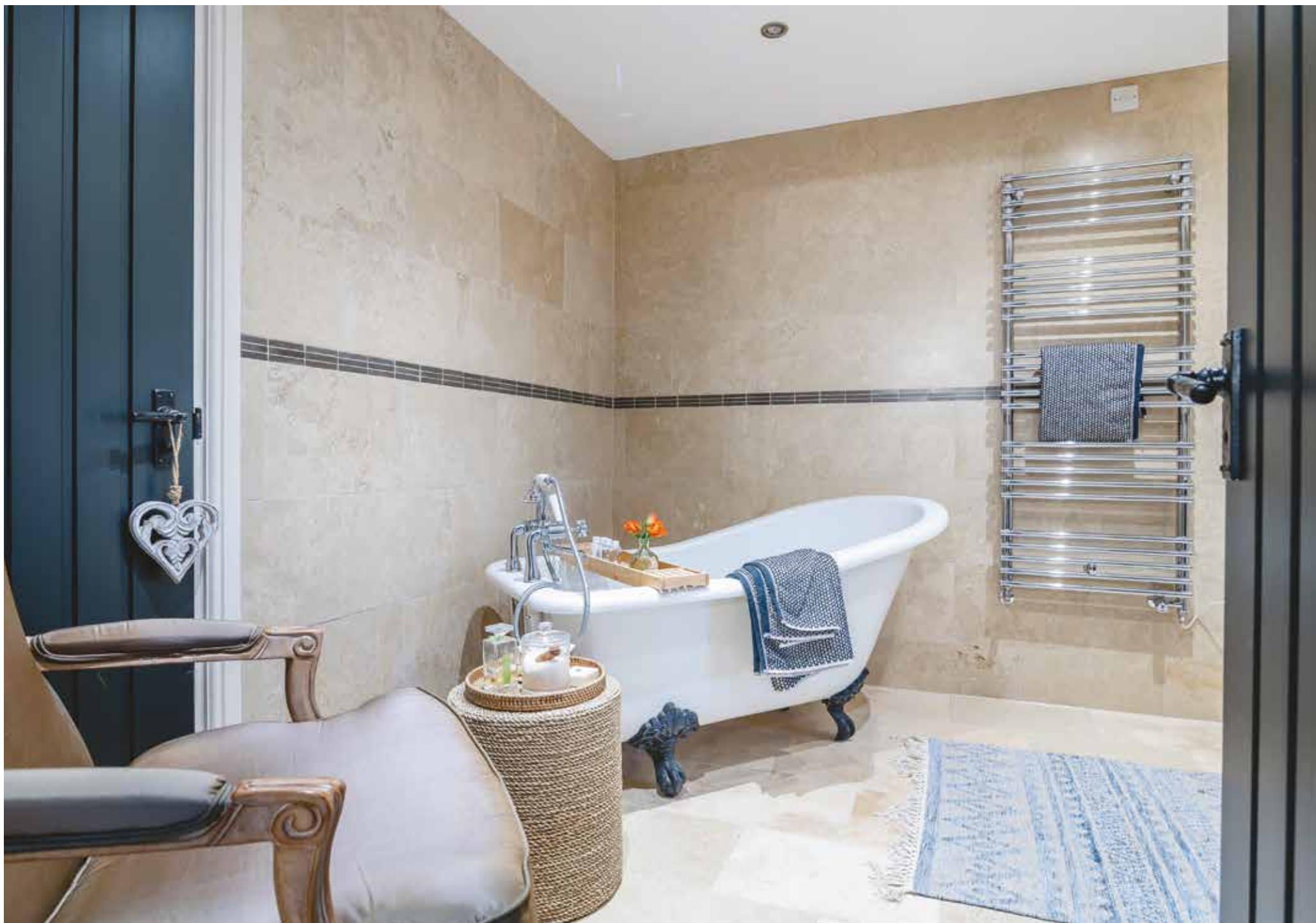


















### **The Barn**

The Barn offers an exciting development opportunity, subject to discussions with Monmouthshire County Council. Previously it had planning permission for a three-bedroom home.

### **Step Outside**

The Granary lies on a no-through road. Elegant electric gates lead to a sweeping gravel driveway that heightens the sense of anticipation as to what lies beyond.

The property is surrounded by professionally landscaped gardens that have matured beautifully, providing interest and colour throughout the year. They frame the view of the rolling countryside beyond, with beautiful views in all directions.

There are stone terraces and seating areas that extend towards extensive lawns and a picturesque pond, which is visited by house martins and swallows every summer. There's also a fully equipped outdoor kitchen that's perfect al fresco dining and entertaining friends and family.

There's a large parking behind The Granary with access to a double garage, with further outbuildings and stables offering versatility and potential.







# The Granary, Llanishen, Chepstow

Approximate Gross Internal Area

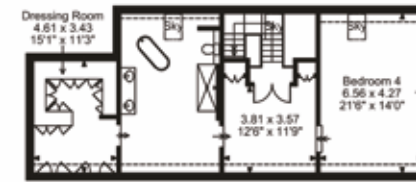
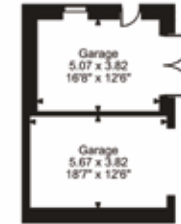
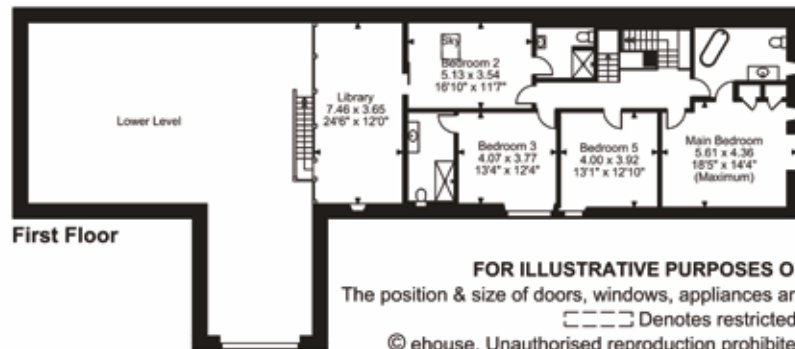
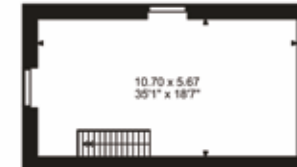
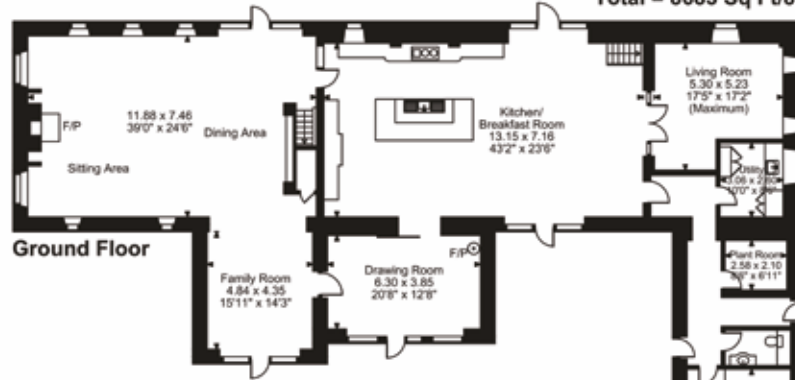
Main House = 6114 Sq Ft/568 Sq M

Garages = 456 Sq Ft/42 Sq M

Barn = 1305 Sq Ft/121 Sq M

Gym = 808 Sq Ft/75 Sq M

Total = 8683 Sq Ft/807 Sq M

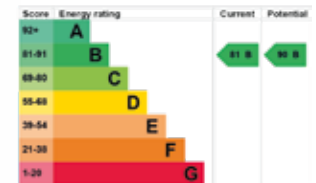


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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FINE & COUNTRY

Tenure: Freehold  
Council Tax Band: A

Guide price £3,250,000







# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Chepstow  
30 High Street, Chepstow, Monmouthshire, NP16 5LJ  
01291 629799 | [chepstow@fineandcountry.com](mailto:chepstow@fineandcountry.com)

