



New Grove Farm  
Monmouth Road | Trellech | near Monmouth | Monmouthshire | NP25 4AF

# STEP INSIDE

## New Grove Farm

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Unique four/five bedroom home in an idyllic countryside location with breath-taking views towards the Brecon Beacons. This extended stone-built cottage seamlessly blends old with new and the inside with the outside. It is surrounded by four and a half acres of wildflower meadows, lawns and two ponds. New Grove Farm is perfect for families keen on a serene rural lifestyle, entertaining, multi-generational living and those looking to work from home while being close to major transport links.

### Location and situation

New Grove Farm is close to Trellech, a small, pretty village that lies on a plateau above the Wye Valley within an Area of Outstanding Natural Beauty. It is famous for historical features such as three Bronze Age standing stones, known as Harold's Stones, and the remains of a Norman motte and bailey castle and is designated a conservation area. A pub, grade I-listed church, primary school and doctors' surgery contribute to an active community. Close by are several nature reserves and extensive open access woodland that add extra interest for walkers.

The village is five miles from Monmouth, which has an upscale, traditional shopping street with boutique shops, a Waitrose supermarket and M&S Simply Food, along with several places to eat, a variety of services and two theatres.

Trellech lies around 10 miles from Chepstow, with its bustling high street, racecourse and castle - the oldest surviving post-Roman stone fortification in Britain.

There are several excellent educational institutions locally, including a primary school in Trellech, comprehensive in Monmouth and the Haberdashers' independent schools for boys and girls in Monmouth.

Trellech has excellent transport links and is 11 miles from Junction 2 of the M48 Motorway, which crosses the Severn near Chepstow and links to the M4 giving easy access to Cardiff, Newport, Bristol and London.

The railway station at Newport runs direct trains to London.









# STEP INSIDE

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### Step inside:

New Grove Farm nestles comfortably within a spectacular landscape and combines old and new to make the most of breathtaking views and provide plenty of living space.

A handsome hexagon-shaped porch sets the standard for the rest of the property, with its flag-stone flooring and ample room for coats and boots.

Double doors lead into the heart of the home: an open plan dining room and kitchen. Great for family meals or entertaining friends, with plenty of space for relaxing, the dining area has a stone feature wall, a high ceiling that's well lit by the glazed roof above, and a standalone wood-burning stove. French doors extend this area onto a decked patio area outside, making it an especially perfect spot for summer lunches and suppers. Above this room is a 'footbridge' with a glazed balustrade that connects the two sections of the upper floor.

Steps from the dining area lead down into the kitchen, which is beautifully designed with built-in painted wooden cupboards with granite work surfaces and integrated appliances. There's a stone feature wall, a peninsula unit with a hob and double sink, and two ovens and heated drawers. The kitchen includes a drawer fridge, with another larger fridge in the Utility room. The floor is laid with large tiles that are easy to keep clean.

A doorway from the kitchen leads to a large utility room, with a door going out into the garden.

A passageway with old beams, stone steps and a bread oven leads to a cosy sitting room with a beautiful wooden beamed-ceiling, large windows and a stone fireplace fitted with a wood-burning stove.

Also located in this older section of the property are two generously sized bedrooms with en suite facilities.

The upstairs bedroom, above the sitting room, offers plenty of space and has delightful wooden beams and useful built-in wardrobes.

This bedroom has an en suite bathroom with a beautiful standalone rolled-top bath and an adjoining room that's well lit by a window and two roof lights. This space could be used as an extra bedroom or a dressing room.

The downstairs bedroom has a large en suite shower room.

The crowning glory of the upper floor at the newer end of the house is the master bedroom and its beautiful west-facing, glazed sitting area that frames the view of Skirrid Fawr and Sugar Loaf, and the Brecon Beacons.

This bedroom has an en suite bathroom with a standalone slipper bath.

There is also a large bedroom on the ground floor with an en suite walk-in shower room.

A footbridge with a glass balustrade passes under a glazed roofline and over the kitchen and dining room area to link older and newer areas of the house via a study, effortlessly combining modern design with old stone walls and beams.

This study is a great work space with two windows providing lovely views.

New Grove Farm is decorated to a high standard throughout, blending old and new to create a comfortable and beautiful home.

Close to the house is a two-storey annexe, the lower floor of which is currently used as a music studio and hobby space, but can easily revert to being used as a garage using the existing bi-folding doors. The light and airy upper floor, reached by an external staircase, provides a larger office space.

















# STEP OUTSIDE

## New Grove Farm

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### Step outside

The four and a half acres of land surrounding New Grove Farm extend towards Skirrid Fawr and Sugar Loaf, both of which are framed by a mature line of trees.

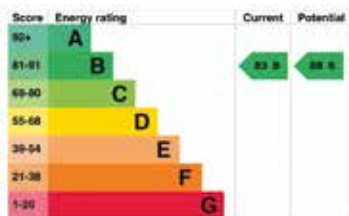
There are large areas of wildflower meadows, said to be among the best in Wales, along with extensive lawns and two ponds that attract a rich variety of wildlife.

Immediately behind the house is a decked terrace with a wooden pergola, a wood-burning stove and a stone barbecue for cosy summer afternoons and evenings outside, complemented by a practical area of paving around the kitchen and utility room, while wooden steps lead past a gravel garden to a pergola and further grounds beyond.

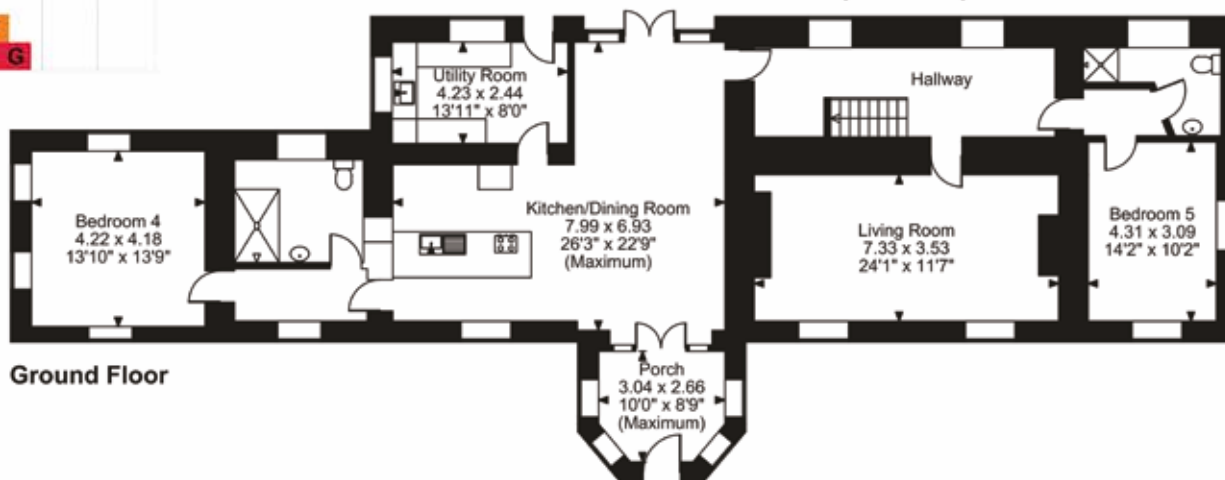
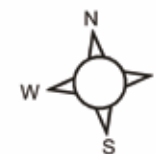
A curving driveway leads from the main road to the house and loops around two ancient yew trees contained within a circular bed, with plenty of off-road parking to the front of the property. Some of the power for the house is provided by a small wind turbine, the environmental benefits of which are complemented by the solar panels fitted to the roof of the house and annex plus a battery system contained within the annex.



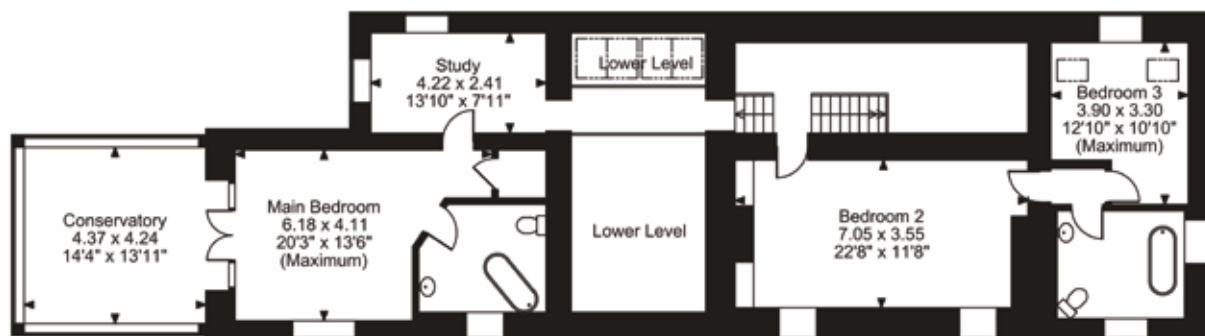




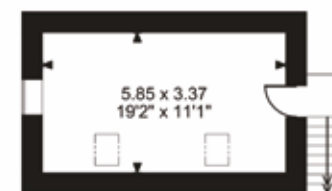
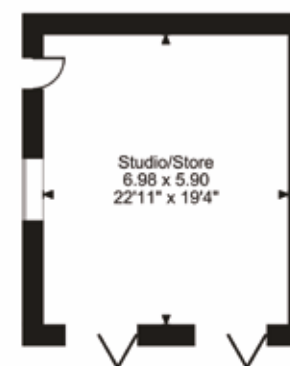
**New Grove Farm, Monmouth Road, Trelleck, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 3409 Sq Ft/317 Sq M**  
**Studio/Store = 655 Sq Ft/61 Sq M**  
**Total = 4064 Sq Ft/378 Sq M**



**Ground Floor**



**First Floor**



**Floor Above Studio**

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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: H  
 Tenure: Freehold

**FINE & COUNTRY**



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