



Hen Ardd  
Vinegar Hill | Undy | Caldicot | Monmouthshire | NP26 3EJ

FINE & COUNTRY

# SELLER INSIGHT

“Hen Ardd has been lovingly designed and crafted to capture the best of modern living, surrounded by breathtaking views of the Bristol Channel and open countryside. For us, building Hen Ardd was a dream fulfilled – a chance to create a space that is both beautifully functional and exceptionally comfortable.

“This unique ‘upside-down’ house is architect-designed to our own requirements, with bedrooms, a bathroom, and a laundry area tucked away on the ground floor. Upstairs, a stunning open-plan space unfolds, combining kitchen, dining, and lounge areas under a soaring ceiling. The room is bathed in natural light from the expanses of glass at both ends, with a south-east facing coffee balcony at the front and a west-facing gin and tonic balcony at the rear – perfect for savouring sunrise and sunset alike.

“The bespoke oak staircase and underfloor heated oak flooring add to the warm, inviting atmosphere, while triple glazing ensures year-round comfort. The kitchen is a joy for anyone who loves to cook, with a long dining table that comfortably seats 16 but can accommodate over 20 for festive gatherings. Everything is within easy reach, thanks to the clever pull-out drawers.

“Outside, Hen Ardd offers just as much delight. A rear garden with a decked area, a charming stone-built shed, vibrant flower beds, a walnut tree, and a small fish pond create a tranquil retreat. The front provides ample parking for up to eight cars and a double garage with electric controls and mezzanine storage.

“Perfectly located, Hen Ardd offers easy access to the motorway network, local schools, shops, a community hub, and excellent public transport links. It is a house designed for relaxed, sociable living – a home we have truly loved, and we know the next owners will too.”\*

\* 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.







# STEP INSIDE

## Hen Ardd

Stylish, modern, architect-designed three-bedroomed house in a small rural village close to the Bristol Channel with excellent transport links. This 'upside-down' house has been designed to be comfortable and functional and make the most of its outside space and views of the surrounding countryside.

### Step inside:

This carefully-designed modern house brims with character and makes the most of its location, with a clever upside-down layout to capitalise on its elevated site and views of surrounding countryside, Bristol Channel and Welsh Mountains. It's a property made to capture the best of modern and sociable living.

The front door, reached by steps rising from the driveway, leads into a passage-like hallway with a practical tiled floor, off of which lies the three bedrooms, a bathroom and a utility room, together with a door into the garden and an elegant, bespoke oak staircase.

The generous main bedroom has a dressing room and an en suite with a shower, while the second bedroom also has an en suite. Both rooms have French windows that flood them with light and open onto a patio outside. The third bedroom is well lit and is situated next to the bathroom.

The first floor is an exemplar of open plan living, covering 37ft 7ins by 27ft 5ins (11.45m by 8.36m) and accommodating a living room, dining area large enough for a 16 or even 20-seater table, and kitchen.

Oak flooring, with heating beneath, and triple-glazed windows contribute to a warm, welcoming and comfortable environment, and there's a soaring ceiling with dramatic, exposed wooden beams.

Large French windows lead onto glass-fronted balconies looking to the south east and west, making the most of the views and sunrises and sunsets and providing the perfect spot to enjoy morning coffee and evening G&Ts.

The cooking area contains a sink, unusual space-saving extractor fan and built-in stove, ovens and fridge. There are lots of cupboards, all with wipe-able doors, granite work surfaces, and an island unit/breakfast bar. A skylight above the kitchens brings in more natural light.

The upper floor has a small WC while downstairs there's a useful utility room tucked away in the corner of the house with a sink, plumbing for a washing machine and cupboards for storage. Also on the ground floor is an integrated double garage that lies at the summit of the driveway.

Hen Ardd is beautifully decorated and all the windows are triple glazed for year-round comfort.

































# STEP OUTSIDE

## Hen Ardd

As with the interior of the house, the exterior of Hen Ardd has been carefully designed to make the most of every inch of available space.

The property is reached by an impressive driveway that leads to the door of the double garage integrated into the house. The garage is operated with electric controls and has a mezzanine storage area. The driveway can accommodate up to eight parked cars.

Steps lead from this to a flat, paved area. The adjoining piece of sloping land is landscaped with thick hedges and rockery-style planting for ease of maintenance. There's a flat area next to the paving that's used for a raised bed, with stepping stones leading around the side and to the back of the house.

The clever design of the property means that the back garden is an extension of the house, with the east-facing balcony providing shelter for a patio area that continues past the two French windows leading from the two larger bedrooms.

The garden beyond is perfect for entertaining and has been created to be low maintenance, with a gravelled area with a small fish pond and steps leading to a decked area, with raised beds and a charming stone outhouse, while next to it is a handsome walnut tree enclosed by a metal seat and a shrubbery. The garden is enclosed by an attractive leafy hedge that enhances the feeling of privacy. There's also a small shed along the side of the property.

Extensive solar panels on the south-facing slate roof contribute to the energy needs of the property.







# INFORMATION

## Hen Ardd

### Location and situation

Undy is a small village with a history dating back to Roman times. It has a church with historic features dating to the 13th century and a thriving sporting community with an athletic club boasting a clubhouse and dedicated pitches. Undy adjoins Magor and sits above the Caldicot Levels, a low-lying area on the north bank of the Severn Estuary (Bristol Channel) that's home to the Newport Wetlands Reserve and wonderful for walking. The closest town is Caldicot, which is around three miles to the east. This picturesque market town is famous for its medieval castle and the Llanthony Secunda Manor, built as a grange for monks in 1120. It has a collection of shops, places to eat and pubs.

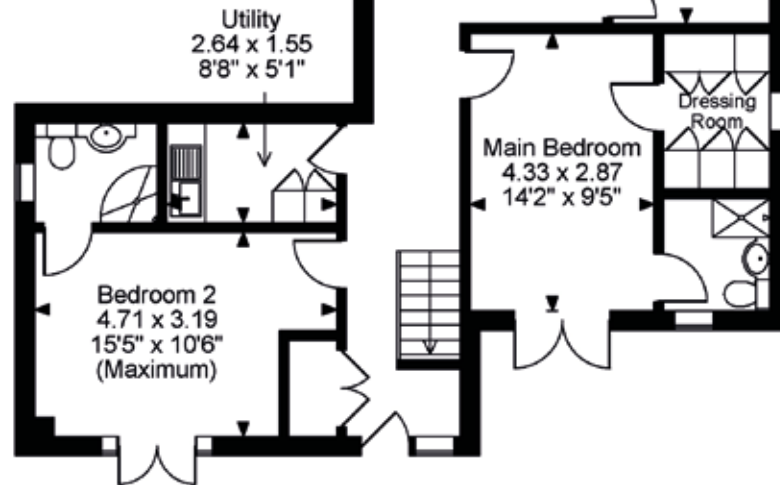
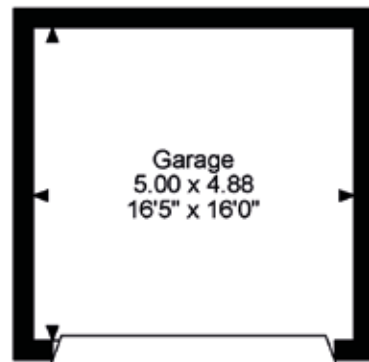
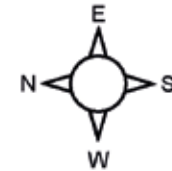
Undy is about 10 miles from the city of Newport and close to the junction of the M4 and M48, providing excellent road access to Bristol, Cardiff and the rest of the UK. Caldicot has a train station that lies on the Gloucester to Newport line and offers services to Newport, Cardiff, Gloucester and Bristol.

The area around Undy is well served by schools and the village is just under half an hour from Monmouth, the location of the independent Haberdashers Monmouth School.

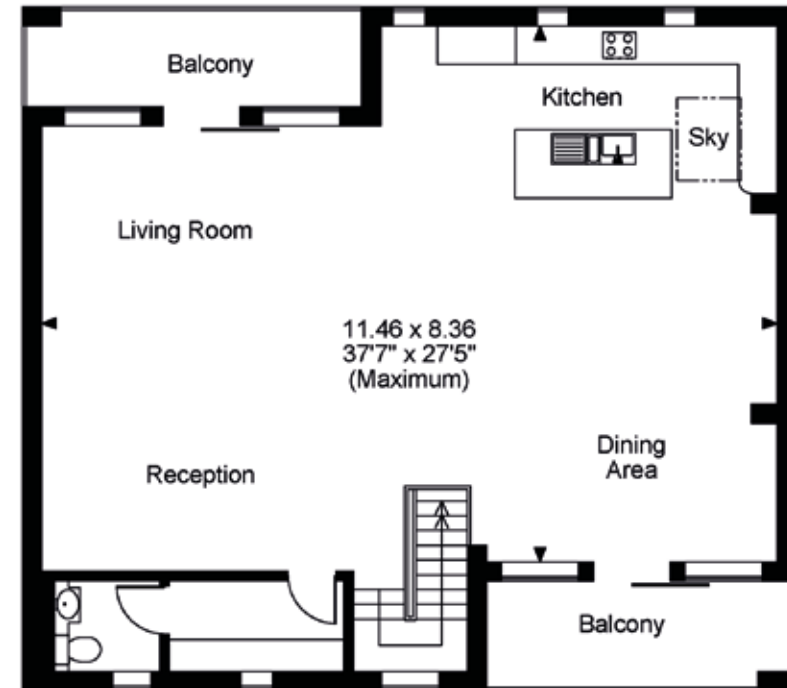




**Hen Ardd Vinegar Hill, Undy, Caldicot**  
**Approximate Gross Internal Area**  
**Main House = 1896 Sq Ft/176 Sq M**  
**Garage = 263 Sq Ft/24 Sq M**  
**Balcony external area = 170 Sq Ft/16 Sq M**  
**Total = 2159 Sq Ft/200 Sq M**



**Ground Floor**



**First Floor**

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

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

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Council Tax Band: G  
 Tenure: Freehold  
 EPC Rating: B



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

