



Sunnybank Farm  
Devauden | Chepstow | Monmouthshire | NP16 6NW



# STEP INSIDE

## Sunnybank Farm

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Sunnybank Farm is a charming 17th-century farmhouse that perfectly balances period character with modern family living. Extended and enhanced over time, the property offers four versatile bedrooms, including a striking oak-beamed suite with balcony, alongside inviting living spaces designed for both everyday comfort and entertaining. The equestrian facilities are exceptional, with stables, two agricultural barns, a Dutch barn, secure tack rooms, fields and a superb all-weather arena, complemented by direct, off-road hacking into surrounding forestry. The wraparound gardens, with fishpond and bespoke outdoor entertainment area, further elevate the lifestyle on offer. Despite its idyllic rural setting, Sunnybank Farm is just four miles from Chepstow, with Monmouth, Bristol, Cardiff and London all within easy reach, and enjoys a thriving village community with events, amenities, and a welcoming spirit.

Entering Sunnybank Farm, you are immediately welcomed into a beautifully appointed kitchen, where seamless cabinetry and a bespoke larder cupboard combine style and practicality. The open layout creates a sense of space and effortless flow, perfectly suited to modern family living and entertaining.

From the kitchen, the home flows naturally into a charming reception room where timeless character meets contemporary comfort. Exposed stonework and a magnificent inglenook fireplace, complete with a wood-burning stove, form a cozy focal point, while an original stone archway guides you gracefully into the dining area. This seamless connection makes both family life and entertaining a pleasure. The dining room exudes refined country elegance, defined by a striking stone archway and beautifully panelled walls. Large windows flood the space with natural light, highlighting a stylish feature wall and creating a welcoming setting for intimate dinners or lively gatherings alike.

A further reception room offers a more private retreat, featuring exquisite oak doors that open onto a seating area/patio overlooking the equestrian facilities. Bathed in light, this space is perfect for relaxation while taking in the serene, countryside surroundings, offering a unique connection to the property's outdoor lifestyle.

The hall, accessed from the kitchen, exudes warmth and sophistication with natural stone flooring and bespoke oak joinery. A handcrafted staircase rises gracefully to the first floor, which offers four generous bedrooms, each offering comfort and character. The primary bedroom is a luxurious retreat, complete with a walk-in wardrobe and its own balcony, providing a private vantage point to enjoy the equestrian views and surrounding countryside. The renovated family bathroom features a Lusso Stone marble bath, combining elegance with modern functionality to create a truly inviting space.













## SELLER INSIGHT

“It was the horses that first brought us to Sunnybank Farm,” says the current owner of this characterful equestrian home. “We’d been keeping them here and when the chance came to buy we acted quickly and were moved in in seven weeks. It felt like the dream – a proper farmhouse with everything on site for the horses, yet still so well connected.”

The farmhouse itself dates to the 17th century, with later additions giving the home charm and versatility. “Around twenty years ago, the oak bedroom with balcony was added, and it’s one of my favourite spots. I love sitting out there in the mornings, watching my daughter ride in the arena below.” More recently, the family added an outdoor entertainment area. “We built a BBQ space with a drop-down cinema screen – it’s brilliant all year round for family nights or bigger gatherings.”

Set across two floors, the house offers four bedrooms, one currently used as a study. “We redecorated every room and replaced all the bathrooms and en suite, adding a touch of luxury while keeping the farmhouse feel. It’s a warm, welcoming home that’s been perfect for family life. It’s a house that works just as well for everyday living as it does for entertaining.”

Outside, Sunnybank Farm really is a dream for horse owners. “There are two stable blocks, a Dutch barn, secure tack rooms, fields and an arena with a sand and carpet fibre surface. The best part is the safe hacking – no roads, just straight into the forestry. There’s also plenty of space for Pony Club and hunt meets.” The wraparound garden, complete with fishpond, is another highlight. “It’s such a suntrap.”

Though rural, the location is remarkably convenient. “I used to drive past the tiny lane sign and never realised this gem was here. It’s only four miles to Chepstow for commuting or competitions, with Monmouth, Bristol and Cardiff within easy reach, and just 1 hour 40 to London.” The sense of community adds even more appeal. “Neighbours are friendly without being intrusive. There’s a village hall, a music festival, and a real community spirit. My daughter loves hacking to the little shop for sweets. It’s the kind of place where you can raise children safely with freedom, but never feel cut off.”

“It’s truly a home for all seasons – from deer tracks in the winter snow, to long summer sunsets, and the golden glow of autumn in the trees.”\*

\* 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 OUTSIDE

## Sunnybank Farm

As you step outside of Sunnybank Farm it is a true haven for horse lovers, set across 40 acres of rolling countryside. The property features two stable blocks, a Dutch barn, secure tack rooms, expansive fields, and a professionally surfaced arena with sand and carpet fibre.

Safe, uninterrupted hacking leads straight into the nearby forestry, with plenty of space for Pony Club activities and hunt meets.

The wraparound garden, complete with a tranquil fishpond, is a sun-drenched retreat, perfect for relaxing and enjoying the peaceful surroundings.

A double garage with ample parking provides both convenience and practicality, while above it, a charming outdoor kitchen with an oak framework and covered roof creates an ideal space for al fresco dining. From summer dinners to cosy autumn gatherings, it blends rustic charm with practical elegance, making outdoor living effortless and inviting.

This is a home for all seasons. Winter walks tracing deer tracks through the snow, long summer evenings, and the golden glow of autumn across the trees. Sunnybank Farm isn't just a property, it's a lifestyle, offering space, freedom, and the charm of country living in every corner.

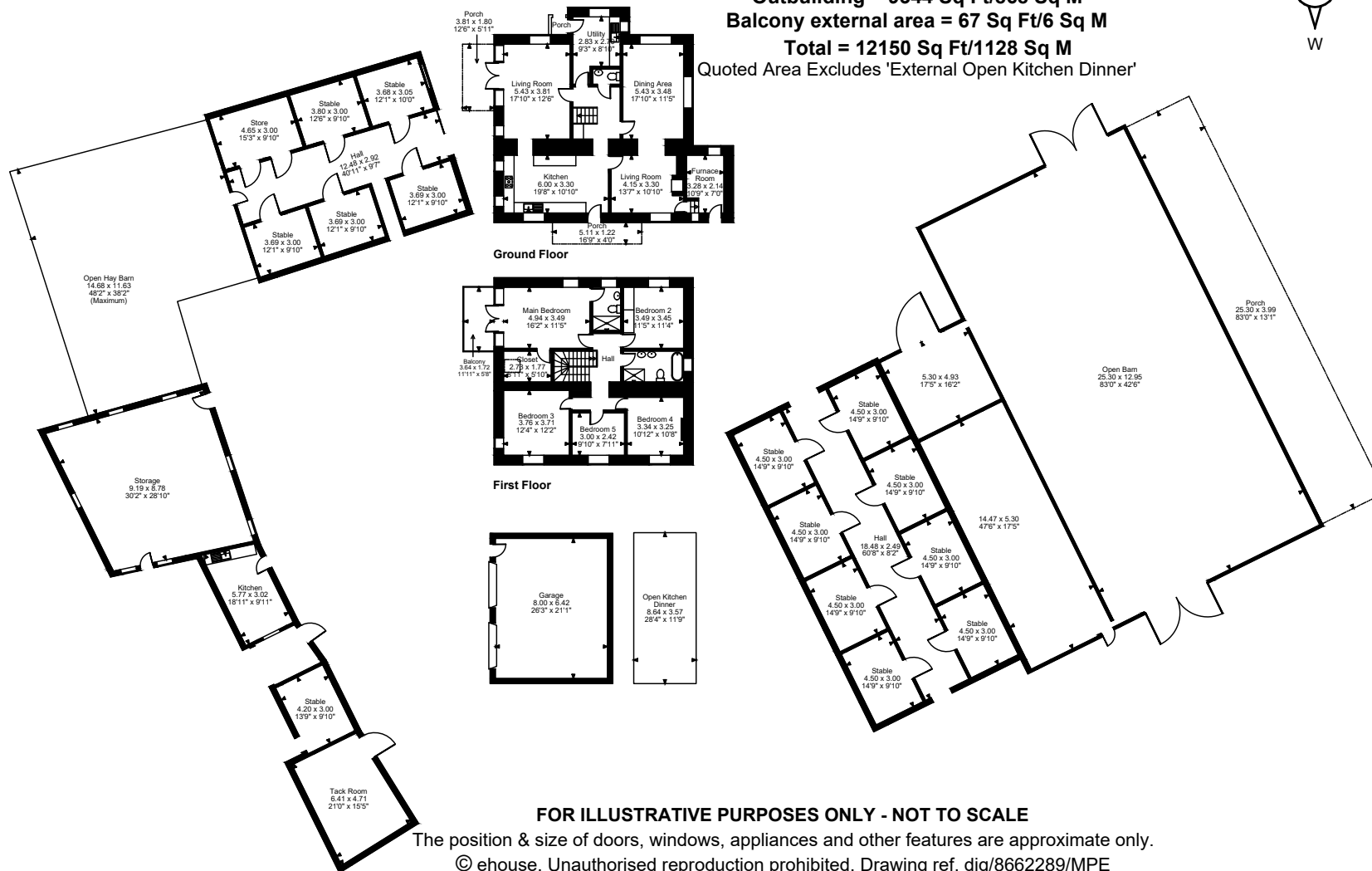








Quoted Area Excludes 'External Open Kitchen Dinner'



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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