



Goldenhill House
Chepstow | Monmouthshire | NP16 6DL

FINE & COUNTRY



Step inside

Goldenhill House

Guide price £1,000,000

An Arts and Crafts compact manageable country house in a secluded rural and elevated location surrounded by its own gardens with sweeping driveway entrance and within walking distance of Chepstow and the racecourse.

The house has remained in the same family since its creation over a hundred years ago for the owner Edith Clay of Piercefield Park where she bred horses in the stud farm below the house. The property has remained in the same family ownership since then and this is the first time it has been offered for sale since.

The architect was Eric Francis a follower of Lutyens and the school of Sir Guy Dawber and Detma Blow. Francis worked on fine Arts and Crafts projects in Monmouthshire and elsewhere including Itton Court, High Glanau and Mathern Palace as well as Mounton House and Pencoed Castle. At Chepstow he designed the baroque-style war memorial, Wyndcliffe Court, remodelled Eastcliff in Tutshill and repairs at Chepstow Castle. Francis's clients included the Arts and Crafts garden designer Avray Tipping a follower himself of Gertrude Jekyll, to whom there is a small reference in the garden here at Goldenhill created by Richard and Flora Clay and maintained and developed by their daughter Jane.

This detached house sits under a stone coloured Delabole slate roof with swept valleys and attractive tilted eaves. The timber casements are filled with leaded light windows on the South and West elevations. Stonework and terracing were created with stonework from nearby Piercefield Park, to which there is reference of its Lions Lodge entrance with a carved keystone of a lion in the southern veranda.

The attached gabled room with loft over to the East is currently used as a garage but was originally designed as Miss Clay's dining room. The house has potential for re-modelling based on the existing proportions or an extension if required.

Internally the house benefits from timber panelling, decorative niche's with Serpentine shelving and open fireplace in a most delightful and comfortable L-shaped drawing room.

The beech staircase with turned balustrades adorns the access to the first floor, where the original fourth bedroom is currently used as an en-suite bathroom.

The two-storey porch is a feature of the North elevation in keeping with the arts and crafts ethos of the late nineteenth and early twentieth centuries.









Step outside

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The gardens surround the property and include ornamental and native trees and plants and shrubs including Copper Beech, Cedar, Oak and Ash. Flowering species include cherry, magnolia, roses, poppy, spring and autumn naturalised bulbs of cyclamen, narcissi, snowdrop, daffodil and lily of the valley. Delightful herbaceous borders and structural local stone waling features with steps and terraces. There is a greenhouse and vegetable garden with potting shed.

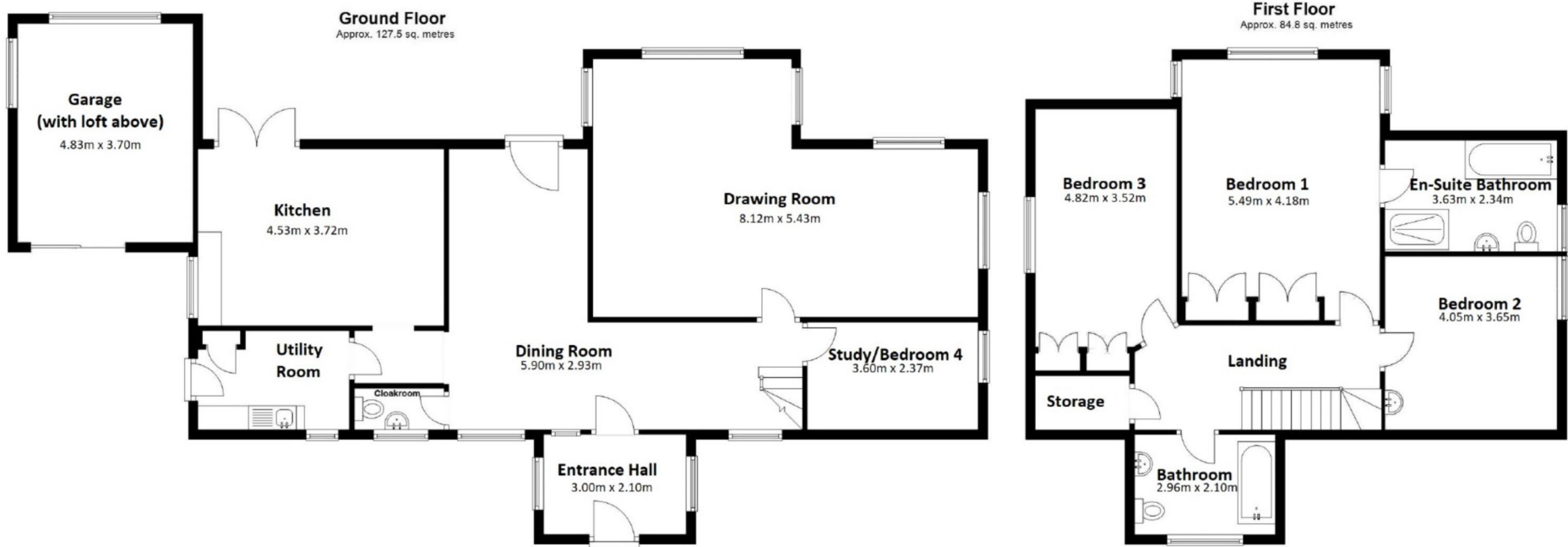
AGENT'S NOTE

ESTATE AGENTS ACT We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

DIRECTIONS

From Chepstow town centre, proceed along Welsh Street until you reach the Racecourse roundabout. Take the second turning onto the Itton road. Pass two properties on your right hand side and take the turning signposted Goldenhill Farm. Continue along the private driveway, passing the Farm on your left. Proceed further along the driveway and the property is directly ahead.





Ground Floor
Approx. 127.5 sq. metres

First Floor
Approx. 84.8 sq. metres

Total area: approx. 212.3 sq. metres

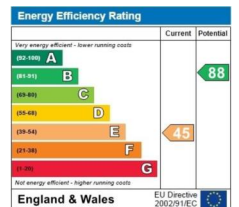
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The position & size of doors, windows, appliances and other features are approximate only.

Postcode: NP16 6DL | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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 are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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