



Old Bakery

Coal Road | Devauden | Chepstow | Monmouthshire | NP16 6PF

FINE & COUNTRY



Step inside

Old Bakery

This captivating, five-bedroom country property has cottagey charm, fresh, contemporary appeal and an incomparable long distance outlook over the Wye Valley.

What makes this house special is the setting and the views. From the terrace at the back of the house you look towards Trellech on a clear day you can see the spire of Trellech Church - and then you can see 160 degrees all the way round to the eastern bank of the Wye above Tintern. For me, it was the first thing that drew me to the house and second was the setting, almost at the end of a no through road, where it is completely private and not overlooked.

The Old Bakery has been sympathetically and extensively extended over many years, changing it from a cosy two-up, two down cottage to create a spacious and attractive home. It has been maintained in excellent condition by the vendors, who bought it 31 years ago and have had a wonderful family life there. It benefits from the loveliest of locations, with 0.63 acres of gardens and wonderful woodland walks from the doorstep. It is within walking distance of the sought-after village of Devauden, a vibrant and sociable community, well served by both a village shop and a garage, with a village hall. A variety of clubs and activities and a lively programme of village events, including an annual music festival.

An ideal family home, The Old Bakery is in the catchment for Shirenewton Primary School, which has an excellent reputation. There are further educational establishments in Chepstow (4 miles) and those in Monmouth (12 miles) include the independent Haberdashers Monmouth Schools. The market towns of Monmouth and Chepstow provide a range of leisure facilities, independent shops, cafes and restaurants. Both have an M&S Foodhall and in Monmouth there is a Waitrose. The Old Bakery is also a convenient base for commuters, with good access to the motorway network, bringing Bristol, Newport and Cardiff within easy reach. There are intercity trains to London from Newport and Bristol Parkway and international flights from Bristol and Cardiff airports.

STEP INSIDE:-

At the end of a peaceful, no-through country road, a wooden five bar gate opens onto a tree-lined tarmac lane, which leads to the property. There is a large gravelled parking area in front of a detached double garage and a wide pathway leads down to the main entrance door, set under a long storm porch.

The main door opens to a charming quarry tiled hall, which doubles as a dining room. A door leads through to the characterful living room, part of the original cottage. The beams in this room, as elsewhere, have been painted white to give an airy, contemporary feel. There is a feature fireplace, believed to have been constructed from reclaimed stone from the property, with an old wooden mantel beam. The fireplace houses a Jotul woodburning stove. Because the old part of the house has such thick stone walls, this room is always cool in summer and lovely and in winter it is really comfy and cosy.



From the living room there is a door to the kitchen, which, like the dining hall, has a quarry tiled floor. It is fitted with a range of wooden/wood effect kitchen units with Bosch integrated appliances and a freestanding AEG fridge freezer. In the centre of the room there is plenty of space for a breakfast table. The kitchen has a door to back garden where steps lead up to the generous rear terrace, which takes advantage of the Wye Valley outlook and makes a fantastic outdoor entertaining space. From the kitchen, two large windows overlook the back of the house whilst there's another window over the sink, looking towards the Wye Valley, with the sort of view which must make washing up sheer pleasure!

Stairs lead up from the kitchen to a small landing, which widens out into a large study area, with a window to the front of the property. From the landing, a door opens to a sitting room, with French doors directly to the rear terrace. On this floor, there are also two well-presented bathrooms, both with baths and one with a separate shower cubicle.

There is a bedroom with an ensuite WC, a further bedroom overlooking the front of the house and a principal bedroom with stunning views of the Wye Valley. This lovely room has an ensuite shower and a walk-in wardrobe.

From the upstairs sitting room there is a door to an inner landing, off which there is a useful utility room. There is also a door to a long utility and storage area which runs from the front of the house to the back. This has double arched doors to the front and French doors to the back garden.

From the inner landing, stairs rise to a further floor, above the long utility/storage area, where there are two bedrooms, one with an ensuite shower room. The vendors added these rooms in 2001 by raising the pitch of the roof at the west end of the house. One of these rooms is currently used as a home office.

The property has hardwood double glazed windows throughout and the Worcester Bosch boiler was replaced in 2019.







Step outside

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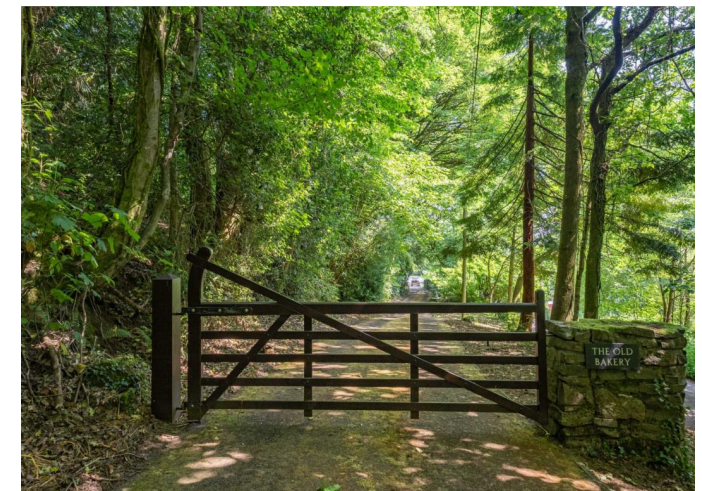
The property is built to fit the contours of a hillside, which explains the different internal levels. The sloping gardens at the back have been landscaped to provide a large, paved terrace which takes full advantage of the Wye Valley views. It is a big space, very good for barbeques and entertaining and excellent for a gin and tonic after work.

Curved stone steps lead up from the terrace to a sloping grassed area, interspersed with mature trees and shrubs.

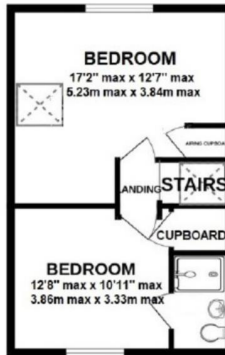
From the front of the property, there are views over fields and wooded countryside. In front of the parking area there is a large flower bed and a sloping lawn. A path leads down from the parking area to the attractive storm porch, probably built in the 1920s, with a tiled roof and wooden supports. In front of this is a seating area. In the early spring it makes a nice place to sit, because it is south facing and sheltered from the wind.

DIRECTIONS

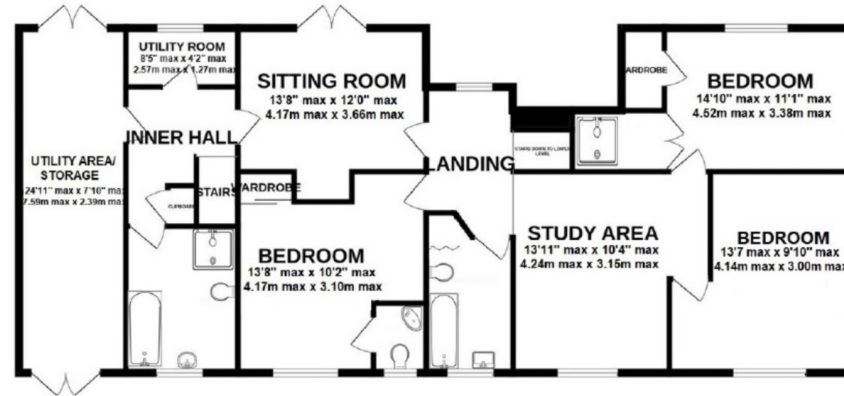
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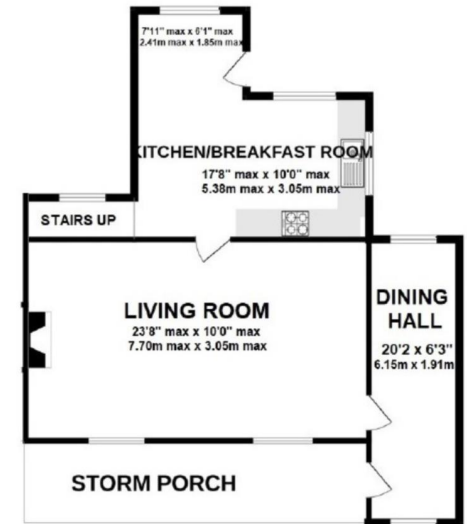
TOP FLOOR



MIDDLE FLOOR



GROUND FLOOR



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



*Internet speed according to the BT Availability Service using the postcode and landline
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