



Church House  
St Arvans | Chepstow | Monmouthshire | NP16 6EU

FINE & COUNTRY



# Step inside

## Church House

Guide price £1,500,000

A quintessential Victorian vicarage, five-bedroom Church House sits in private, mature grounds of just over an acre on the edge of the Wye Valley village of St Arvans, enjoying uninterrupted views over open countryside to the rear.

This handsome and substantial, stone-built former rectory is a rare find, particularly for those who love period properties with original features. A much-enjoyed and well-cared-for family home, it now comes to the market for the first time in 40 years and for only the second time as a private home. "Mum and Dad bought it at auction in 1984, when the Church in Wales were selling it. It was built as the St Arvans vicarage in the late 1800s we have the architects' drawings on the wall but when they bought it, part of the covenant demanded that the name had to be changed hence Church House."

One of the most distinctive houses in St Arvans, Church House enjoys a prime position in the village's pretty and peaceful historic heart, across the road from the Norman church and within a Conservation Area. A sweeping driveway, approached through a fine wrought iron gate with cast iron gate posts, leads up to the front of the impressive property. Built of rubblestone under a slate roof, notable architectural features include its tall red brick chimney stacks and the Bath stone dressings around the windows. The property is surrounded by lovingly cared-for, mature grounds, which include a paddock, a tennis court, original Victorian outhouses and a coach house.

St Arvans is a friendly place with a strong sense of community and it is popular with families. Village facilities include a pub, day nursery, two village playing fields and The Memorial Hall, which hosts a busy calendar of events. There are also the usual village fetes and fairs. Chepstow racecourse is within walking distance and there are golf and leisure facilities at nearby St Pierre Golf & Country Club.

Situated in the Lower Wye Valley, in an area of outstanding natural beauty, Church House has much to offer those attracted by a rural lifestyle and who enjoy outdoor pursuits, stunning scenery and wildlife. Yet it is only two miles from Chepstow, the historic "gateway to Wales", where there are schools, leisure facilities, a range of independent shops, cafes and restaurants, supermarkets and an M&S Foodhall. It's also only three and a half miles to the Severn Bridge and to the motorway network, bringing Bristol, Newport and Cardiff within easy reach. There are regular trains to London from Bristol Parkway and international flights from Bristol and Cardiff airports.

Step inside:-

Church House is full of unspoilt period charm, with elegant, high-ceilinged rooms, picture rails, classic Victorian coming, traditional doors and attractive, original fireplaces. With sensitive refurbishment, it has all the makings of a truly special home for a modern-day family.

A beautiful, part-glazed wooden door in a large glazed archway opens from an open-fronted porch to a light and spacious L-shaped hallway with a lovely tessellated tile floor. There is a charming fireplace across one corner and an oak staircase leading to the first floor.

The property has three elegant reception rooms, including a formal dining room with a handsome stone fireplace and French doors, set in a bay, leading out to a York stone terrace and giving views over the garden to the countryside beyond. The vendor remembers many happy family gatherings, including annual Christmas dinners, being hosted in the lovely spacious room. "We would have big family get-togethers and the table would sit about 15 and then we'd have another table for the children."

Next door to the dining room is a wonderful drawing room, whose host of original features include another attractive stone fireplace. The room has a large bay, inset with French doors which open to the garden.



There is also a cosier reception room, used as a snug, which has a large sash window enjoying views over the back garden. It features a built-in bookshelf with low level cupboards along one wall and boasts a pretty cast iron fireplace with tiled sides and a wood surround.

From the front of the hallway a door opens to a family dining area which has been opened up to the large kitchen to provide the heart of the home. There is quarry tiled flooring throughout and the dining area has a Victorian cast iron fireplace with a decorative wood surround. The former fireplace in the kitchen area now houses a three-oven electric Aga. The kitchen area has traditional, hand-built pine cupboards, a recess with space for an upright fridge freezer and a large walk-in larder. Off the kitchen is a useful utility room with a door to the garden and to a courtyard with a range of traditional outbuildings, now used as a tool shed and bin store. The outbuildings also include an outdoor wc. A back hallway leads from the kitchen to a further utility room with space for a washing machine and tumble dryer. This room gives access to a conservatory, which leads out to the garden.

There are steps down from the hallway to a wine cellar with a barrel roof, an original slab worktop and plenty of storage space. In this part of the house there is also a downstairs cloakroom.

Upstairs there are five double bedrooms and a family bathroom with a bath and a shower and a separate cloakroom next door. The bedrooms include a delightful principal suite with a built-in wardrobe and an ensuite bathroom, which can also be accessed from the landing. One of the other, lovely bedrooms enjoys a long distance outlook towards the River Severn, taking in the two Severn bridges. Another has outstanding views from its large sash window towards Itton Court and for this reason it was known by the vendor's family the Itton Room. Each of these rooms has a pretty Victorian cast iron fireplace with a wood surround.

The smallest of the bedrooms may well have originally been servants' quarters as it is at the end of the house where a second staircase leads up from the back hallway. This room has a charming cast iron fireplace set into one corner. Stairs from one side of the room lead up to a boarded attic, which has good head height and provides ample space for further bedrooms and bathrooms.







# Step outside

## Church House

Church House enjoys a picturesque village setting, in grounds of just over an acre, where it is surrounded by well-maintained, traditional-style gardens with spring bulbs, flower beds and rose beds, mature trees and shrubs and a level lawn. At the side of the property, beyond the gardens, there is a paddock and a hard surface tennis court. The grounds include an area of orchard with established fruit trees and there is also a vegetable patch and a potting shed. A paved, York Stone terrace surrounds the house, providing space for an outdoor table and chairs, whilst the large level lawns and paddock have proved ideal for gazebos and marquees to host family celebrations.

Established trees and mature hedging along the boundary mean the grounds are well secluded from the village, whilst to the rear of the property there are lovely views over open countryside.

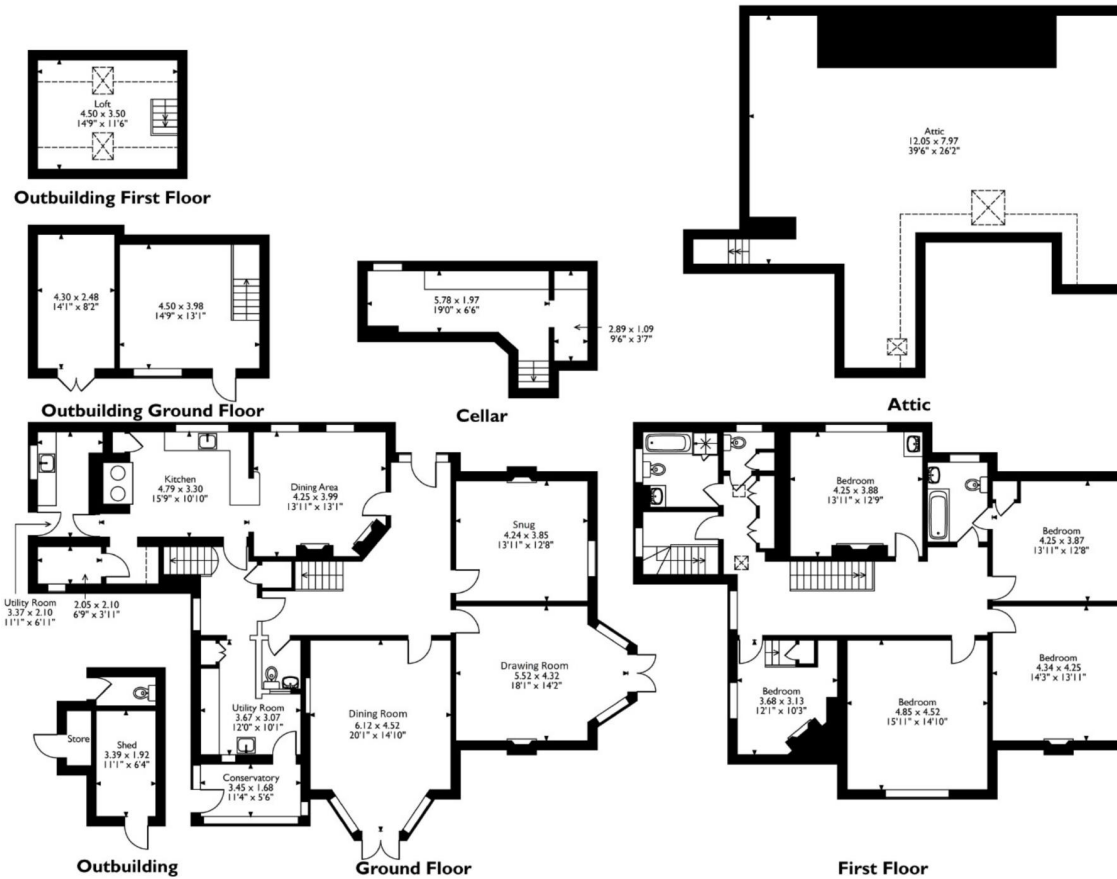
Church House is approached along a sweeping driveway, which leads up to the front of the house, where there is ample parking. On the approach to the house, the driveway leads past an attractive coach house and stable block.

### DIRECTIONS

What3words: [///reference.legend.curvy](#)



Approximate Gross Internal Area  
Main House = 417 Sq M/4489 Sq Ft  
Outbuildings = 55 Sq M/592 Sq Ft  
Total = 472 Sq M/5081 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 6EU | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-100)		
B (69-80)		
C (55-68)		
D (39-54)		
E (29-38)		
F (21-28)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		



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