



Monks Hall
Brockweir | Chepstow | Gloucestershire | NP16 7NG

FINE & COUNTRY

Monks Hall

This unique property, believed to be the oldest in the outstandingly beautiful Wye Valley, has been expertly and painstakingly renovated to provide a spectacular and atmospheric two-bedroom home which seamlessly merges ancient features with 21st Century comforts.

Iconic Monks Hall, Grade II* listed for its special historic significance, is situated in the picturesque riverside village of Brockweir. It is just up river from renowned Tintern Abbey and is thought to have been built for the monks. During the restoration, the vendor discovered foundation stones thought to date back to around the time the Abbey was built in the 1100s. The property appears to have been extended in the 14th century and in the 17th and 18th centuries it is believed to have been home to a wealthy merchant, before becoming a malting house. The vendor, a keen architectural historian, purchased the property in 2006 before embarking on a careful and sympathetic restoration, assisted by specialist architects and overseen by English Heritage (now Historic England).

"When I was first shown it, it was like suddenly being transported back centuries. It had been unoccupied for about 100 years and was largely as it had been 500 years ago, I was absolutely hooked. I thought, I have got to protect it for the future and the only way to do that is to make it into a home worth living in and that's what I managed to do."

He dedicated more than six years to the lengthy and complicated process of sympathetically moulding the neglected building into a comfortable residence, which has since been both an extraordinarily successful holiday let, popular for its romantic aura and, more recently, his adored family home.

"It has been a genuine pleasure and privilege to live here. It's a real slice of history. After 18 years it still takes my breath away."

For all its ancient character, this historic, three-storey property incorporates a host of modern-day comforts, such as a stylish, practical kitchen, high-tech lighting, a luxurious walk-in rain shower and high speed Broadband. The accommodation has been arranged for modern-day living to include a ground floor kitchen/living/dining space, in what would once have been the livestock undercroft, a grand first-floor living room, formed by the medieval monks' hall and two enchanting second floor bedrooms, built into the eaves and full of character, with exposed roof timbers. Among the property's host of rare and carefully preserved historic features, the roof is exceptional in that it comprises the 16th Century A frame and the original rafters, which are each still numbered with the Roman numerals which indicated to the medieval builders exactly where they should be positioned. Historically significant features in the first-floor monks' hall include a magnificent 14th Century stone fireplace and two old stone windows. "They are truly amazing. They date from the 1300s and one of the things that I am proudest of is having had the missing leaded lights replaced with hand-made glass that is very similar to how it was all those hundreds of years ago."



STEP INSIDE

Monks Hall

Monks Hall, built of stone with slate tiles, occupies a prominent corner position in the centre of the village. Giving access from the front of the property, there is a medieval-style, studded, solid oak door with a central grille with an oak flap over. The doorway is unusually wide, explained by the fact that it was originally used for animals. Throughout this property, everything has been beautifully finished and carefully detailed to highlight and enhance the building's historic authenticity. Some glazed internal doors, from an inner vestibule to the family living space, have been specially designed to be the same width as the main doorway.

The wonderful, characterful living space features original oak beams and whilst the flagstone flooring is contemporary Mandarin Stone limestone, over the years it has achieved a lovely aged patina, which is totally in keeping.

In this room and throughout the property, the walls are whitewashed with heritage, breathable, organic clay paint, giving a lovely rustic feel. The family space is arranged to include a kitchen, dining area and living area. A stunning feature in the kitchen is a massive, hand-built central island with a single piece of Mandarin Stone slate on top and masses of cupboard and drawer space below.

Along one wall there are stylish, built-in contemporary kitchen units and a Rangemaster Nexus cooker with a Rangemaster extractor over. A recess to one side of the kitchen houses a vintage-style Smeg upright fridge freezer.

The room has windows to the front and side, featuring original oak shutters. Like all the windows in the house, they have hand-made leaded lights.

Handmade oak doors at the back of the kitchen area lead on one side to a downstairs cloakroom and on the other to the stairway up to the magnificent monks' hall, dominated by an enormous medieval stone fireplace, which now houses an extra-large Dovre wood burner, with doors which can be folded back so it can be also used as an open fire, for a more authentic atmosphere. The impressive living space features oak flooring, dating back more than 150 years, exposed beams and an oak boarded ceiling. There are windows to the front and side, all with hand-crafted oak shutters and two of them featuring stained glass.





From the windows there are wonderful views up and down the Wye Valley. "This is my favourite room. I love sitting on one of the knoll sofas, which I had made specially and which give an air of grandeur. It is so quiet there, looking at the views. Better still, is having the shutters closed on a cold winter's night, with the fire going. The atmosphere is just magical. It still gives me a "wow". I never get used to it or take it for granted."

Another favourite room is the main bedroom, on the floor above, which the vendor describes as "cossetting". It is exposed to the original A-frame and full of charm. It benefits from an en-suite shower room with a walk-in rain shower. A second double bedroom, also exposed to the eaves, features 17th Century wood panelling on one wall. It is served by a well-presented family bathroom.

Monks Hall is situated in a Conservation Area in the heart of the picturesque riverside village of Brockweir, which in itself has a fascinating heritage, with early associations with the monks of Tintern Abbey, who used the weir as a salmon fishery. Later the village became a busy boat building and trading settlement, being the furthest point on the tidal River Wye that could be reached by sea-going vessels. Here, goods were unloaded onto shallow trows to complete their journey further up river. Restored, 18th Century Brockweir Quay is the last remaining stone-built quay from its time on the Wye. Brockweir also has an attractive Moravian Church, which opened in 1833, as an antidote to the revelry and lawlessness for which the village had built quite a reputation. Brockweir Bridge, with its distinctive latticed ironwork, was built in 1906 to replace the existing ferry and it is Grade II listed for its historical significance.

Today, Brockweir is a small but vibrant settlement, surrounded by the natural beauty of the Wye Valley National Landscape and ideally located for those who love walking, hiking and outdoor pursuits. The long distance trails, Offa's Dyke Path and the Wye Valley Walk are both close by. The village is well-served by the award-winning Brockweir and Hewelsfield Village Shop, which stocks local produce and has a lovely café, which provides a lively meeting place for locals. Other village facilities include a playing field next to the village shop and The Mackenzie Hall, which hosts a range of classes, clubs and events, including a Tennis Club.

The historic market towns of Chepstow (8 miles) and Monmouth (11 miles) are a short drive away. Larger conurbations within easy reach include Bristol (25 miles), Newport (26 miles) and Cardiff (37 miles). From Monmouth, the A40/M50 gives access to the Midlands.











STEP OUTSIDE

Monks Hall

From the first floor of Monks' Hall a door opens to a short flight of stone steps which lead down to a delightful, south-facing lawned garden, raised above the level of the village lane and secluded by hedging. An established wisteria clammers over the wall of the house facing the garden, softening the stonework.

There are lovely views over the rooftops to the River Wye and the wooded hillside beyond, an outlook which changes with the colours of the season. There is plenty of space for outdoor furniture and, for entertaining on an idyllic summer evening, there is a built-in pizza oven. There is also a useful outdoor store.

AGENT'S NOTE

There is a parking space across the lane on a 25 year lease (at a peppercorn rent). Another parking space within 300 meters is included in the sale and this is on a Freehold basis.

LOCATION

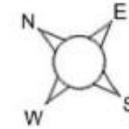
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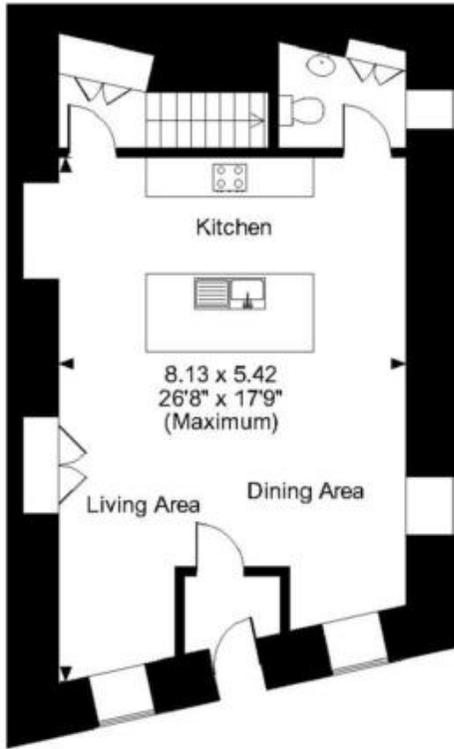




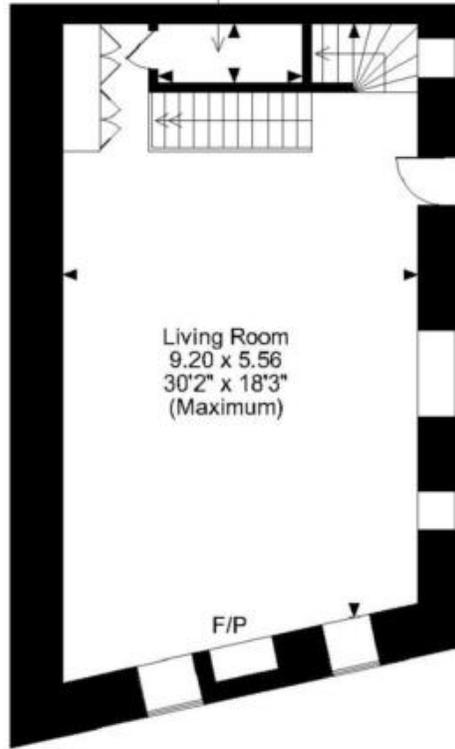
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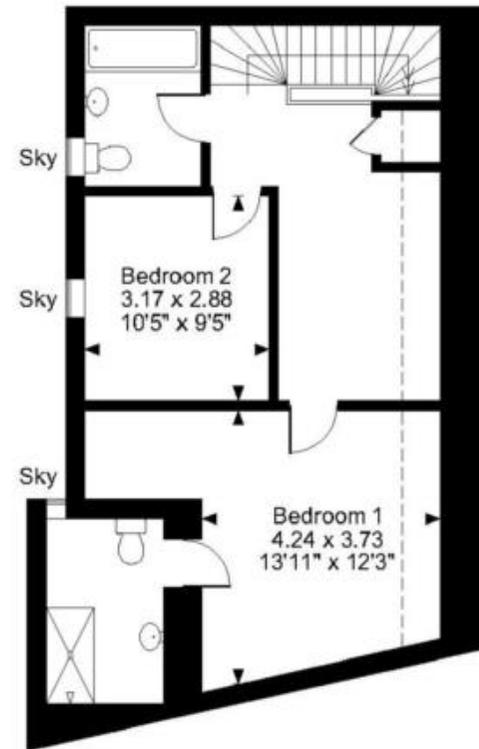
Utility
2.25 x 0.92
7'5" x 3'0"



Ground Floor



First Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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Postcode: NP16 7NG | Tenure: Freehold | Tax Band: D | Authority: Forest of Dean | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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Tel 01291 629799 | chepstow@fineandcountry.com

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