



The Glenties
Windmill Road | Llanvaches | Newport | NP26 3AY

FINE & COUNTRY



Step inside

The Glenties

Guide price £1,100,000

This stylish, detached, five-bedroom country home, designed to accommodate the needs of a growing family, enjoys a sought-after rural location on the edge of Llanvaches, with easy access to Chepstow, Newport and Cardiff.

Set in gardens and grounds of nearly 4.5 acres, the well-planned living space along with the detached double garage boasts an impressive 3,500 sq ft. The equestrian facilities comprise a paddock and a stone-built stable block with three stables. It is being sold with no onward chain.

Situated beneath Wentwood Forest, The Glenties is surrounded by beautiful countryside and enjoys outstanding views, towards the Severn Estuary, through the trees and up to Gray Hill, known for its ancient stone circle. It also benefits from a peaceful situation. When we moved here, "we couldn't believe how dark and quiet it was at night. All we could hear was owls."

The handsome, 1930's-style property has been a much-loved family home since the owners converted it from a small farmhouse 48 years ago. "We brought up our four children here and we extended it to what it is today as our family grew. It has made a really good family home. The level lawns made a wonderful place for my children to play and now that I have grandchildren and great grandchildren, when they come on a Sunday it's a lovely, safe place for them to play, too."

The paddock and the stables, which the owners also built, have further contributed to their lifestyle. "I had always wanted somewhere with land for animals. We bought baby lambs for the children and I kept goats. My daughter also had two horses here for 20 years and she used to ride them on the bridleways in Wentwood Forest." The largest ancient woodland in Wales, Wentwood Forest also provides walking and cycling opportunities for outdoor enthusiasts.

The Glenties is situated on the edge of the popular and friendly village of Llanvaches, which lies just north of the A48 road. Langstone Primary School is some 3.6 miles distant and the property is within easy reach of the schools and facilities in Caldicot (approximately 6 miles), in the market town of Chepstow (approximately 8 miles) and in the city of Newport, some 10 miles distant. Country pubs within a short drive of the property include the Rock & Fountain and The Woodland Tavern in nearby Llanvair Discoed.

The property is ideally situated for commuters, benefitting from convenient access to the A48 and M4, bringing Bristol, Cardiff and Newport within easy reach. There is also good access to the A449 and M50 for travel to the Midlands.

Step Inside:-

A pair of purpose-made, arched oak doors open into an outer hall, from which another attractive pair of part-glazed, arched oak doors lead into the welcoming reception hall. This leads through to the spacious farmhouse-style kitchen/dining room, situated at the rear of the house. "This has always been the hub of our home and there is a settee in there as well because everyone always gathers in the kitchen when I am cooking." The kitchen has high quality granite floor tiles and is fitted with a comprehensive range of hand-made pippy oak wall and base units, with a matching dresser and bookshelf. The base units have granite worktops and there is a double Belfast sink placed under the window, enjoying view over the side garden. There is a five-oven Aga, with a tiled splashback, set in an attractive purpose-built surround. At one end of the room, where there is space for a large family dining table, there is an inset wood effect gas fire. French doors from the dining area lead out to a wrap-around patio where there is a pergola, used for outdoor entertaining.

Conveniently located off the kitchen there is a utility room, with bespoke Shaker-style cupboards and a purpose-built surround for an American-style fridge/freezer. There is an airing cupboard, under-counter space for a washing machine and tumble dryer and a door giving access to the back garden. The window overlooking the back garden has a black slate windowsill.



At the front of the house are two spacious reception rooms. The elegant, formal dining room is flooded with light from a wide bay window to the front and two windows to the side. "It is wonderful for when everyone comes for Sunday lunch. At Christmas, it comfortably accommodates 16 people for sit-down dinner or about 30 people, more informally, on Boxing Day."

The equally impressive lounge has two bay windows overlooking the front garden and features a decorative Victorian cast iron fireplace, bought from a reclamation yard. This houses a gas fire,

At the rear of the property, there is a third reception room, which lends itself to a variety of uses and would make a comfortable study for working from home. It is currently a family lounge. "When my grandchildren visit, it is where they play and watch TV. When my children were teenagers we had a pool table in here and all their friends used to come and use it as a games room." This room enjoys lots of natural light from two windows, one of them a bay window, which both overlook the back gardens.

Located at the back of the reception hall there is a downstairs WC. In the hall, there is also a useful storage cupboard. A staircase with oak spindles and an oak banister leads to a spacious first floor landing, where there is another storage cupboard. The landing leads to five generous double bedrooms, two with modern, well-fitted en-suite facilities. The lovely principal suite, at the rear of the property, has a window overlooking the garden and surrounding countryside as well as French doors opening to a Juliet balcony, which enjoys the same delightful outlook. There is a walk-in wardrobe and a modern, fully-tiled en-suite wet room, with a walk-in shower and a heated towel rail.

At the front of the house, there is another bedroom which also benefits from an en-suite wet room, with a shower and heated ladder towel rail. This bedroom has a useful office area which could be turned into a dressing room. The three further bedrooms are all spacious, light and airy, with one having windows to three sides. They share a modern, fully-tiled family bathroom with a corner bath and a large walk-in shower.







Step outside

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The property is accessed through electrically-operated wrought iron double gates with an intercom system. An extensive tarmac driveway provides ample parking and leads to a detached double garage, which has an electric up-and-over door. The garage is set back to the side of the house and has the potential to be converted into an annexe, subject to planning.

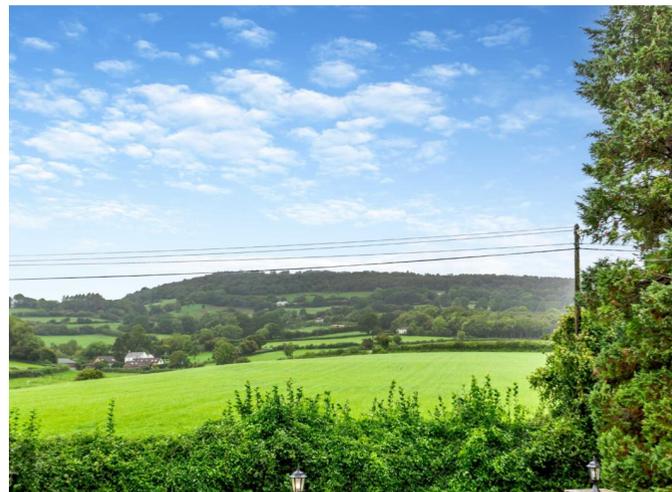
The generous, level, lawned gardens which surround the house are designed for easy maintenance and feature beautiful established trees which include a walnut and horse chestnut. A paved patio, which wraps around the side and back of the house, provides wonderful space for outdoor dining, barbeques and entertaining and can be accessed directly from the kitchen/breakfast/dining space. A pergola, located on the patio, gives shade when needed. Established wisteria climbs up the back and side of the house and the patio is separated from the lawns by a low wall.

In a far corner of the back lawn, there is a charming hexagonal summer house with a copper roof.

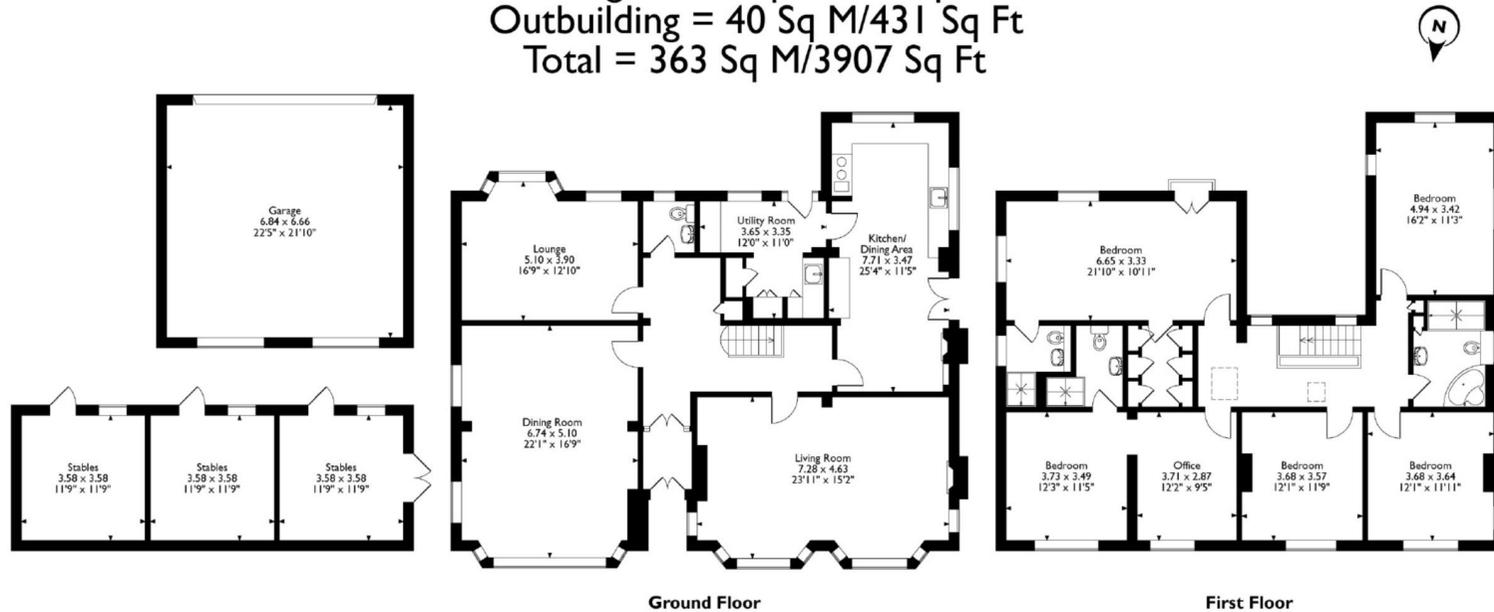
The gardens are bordered on three sides by established hedging and the back garden is separated from the paddock by a post and rail fence. The paddock and stables, which can be accessed separately to the house, through a gate from Windmill Lane, are ideal for keeping horses or animals.

DIRECTIONS

What3words: ///boomers.factored.radiated



Approximate Gross Internal Area
 Main House = 277 Sq M/2981 Sq Ft
 Garage = 46 Sq M/495 Sq Ft
 Outbuilding = 40 Sq M/431 Sq Ft
 Total = 363 Sq M/3907 Sq Ft

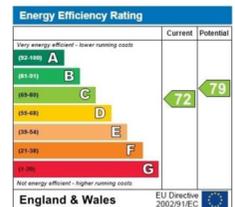


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP26 3AY | Tenure: Freehold | Tax Band: G | Authority: Newport | Heating: Gas | Drainage: TBC



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