



Windmill Breast Cottage

Star Hill | Devauden | Near Chepstow | Monmouthshire | NP16 6NT

FINE & COUNTRY



# Step inside

## Windmill Breast Cottage

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Standing in grounds of approximately 0.39 of an acre, this bespoke country cottage, located in this area of outstanding natural beauty (AONB), was designed by local architect Paul Brice in Monmouth, and built in 2018 by Monmouthshire builder Gee Gonzalez. The finish and design have been executed to a high standard, with all stonework excavated from site and re-used Welsh slate roof tiles which make the cottage appear as if it has stood on the site for many years.

A major benefit for this property is the additional detached 'Captain Hook's Cottage' within the garden, which is currently used as a home office but has the potential to be a music room, Granny annexe, teenager's annexe, etc. (all subject to obtaining the necessary Planning approval/consents).

The cottage mainly has a south facing aspect, so benefitting from the sun all day (when it's out) and from approximately 9 am on the private and secluded western side. The main living accommodation is on the upper floor, with doors opening onto a glass panelled veranda, to take full advantage of the magnificent unobstructed view to the west over the Welsh hills. The vendor advises that, on a clear day (and clear evening), the TV masts at St Hilary and Wenvoe (west of Cardiff) are visible, giving magnificent 50km unrestricted countryside views from the living room veranda.

On the other side of the adjacent B4293 road, there is a beautiful extensive wooded area known as 'Crumbland' wood, which is open to the public and provides a beautiful range of countryside walks and cycle tracks quite literally 'across the road'. There are a plethora of wild bird varieties in Crumbland, and the colours of the trees in Autumn are stunning. The property has also been built on a long-established deer crossing, so it is not unusual to see deer crossing the adjacent fields to access Crumbland woods and beyond.

Windmill Breast Cottage has been constructed in an elevated position, set well back from the road and is approached by a long sweeping gravel driveway with automatic driveway lights and double wooden bar gates, leading to an ample parking turning area. The gardens have been laid mainly to lawn and there are established hedgerows, a mature woodland screen on the north boundary, an established tree at the entrance gate, several trees, and an orchard of 11 special miniature fruit trees planted on the roundabout on the driveway. There is also a large ancient Yew Tree with a TPO in the garden which has been trimmed by tree surgeons.

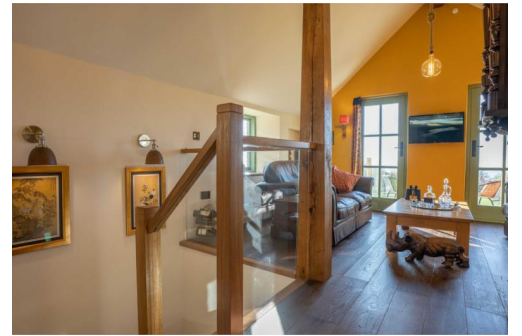
Being built to exacting standards, Windmill Breast Cottage benefits from exposed oak beams, oak flooring, modern double glazing and insulation, and premium electrical lighting fixtures and wall sockets. The property is heated by an air-source heat pump through underfloor heating and underfloor heating also extends into the link section and garage.



Windmill Breast Cottage has a single upper floor (approximately 9m x 5m) with modern 'Oxford blue' fitted kitchen with 'discrete' kitchen appliances such as a modern extractor fan which is raised at the touch of a button from the black marble worktop, integral fridge, freezer and dishwasher. The ample plug sockets are fitted in concealed rotating black fixtures on the marble worktop along with copious large mirrored splash-backs giving the feeling of greater space. There is also a large fitted electric hot plate, modern cooker, and a fitted microwave. The kitchen leads through to the open living area which is further complemented by an unusual double glass-doored 4kw Dovre Zen log burner installed at a raised level and some beautiful exposed structural pegged oak beams. The log burner can be viewed through the glass doors from both sides, providing an attractive focal point and providing a cosy atmosphere in the winter months.

A simple bespoke open oak staircase leads to the lower floor and on to the master bedroom, a fully tiled wet shower room and a second bedroom which is currently being used as a bathroom with a striking slipper bath with freestanding shower/tap. The bathroom was specifically installed such that it can be returned to use as a bedroom with minimum effort and cost. The main shower room has a wall-hung wc and bidet and a feature oak and mirror-louvered wall divider. It is tiled throughout and has a walk-in wet room with a modern dual-function cascade shower.

The cottage is linked to the garage block by a large, bright, open-plan dining room with a vaulted ceiling and oak beams providing a large dining area for entertaining. It has underfloor heating and full width folding patio doors to rear secluded BBQ area which has a garden shed and a built-in BBQ.





Due to the stringent planning restrictions on property size in this AONB, one of the garages was constructed as an additional bedroom with en-suite bedroom during construction, so it is not a converted 'after-thought' design. The en-suite has a wall-hung modern WC and washbasin, and a full-sized wet room style shower.

The garage has underfloor heating with all of the major hot water and heating utilities neatly fitted into the garage attic space where there is also ample storage space.



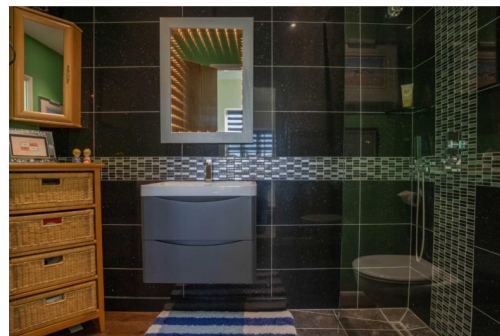
Captain Hook's Cottage was a derelict ancient Shepherds cottage on the site which could not be occupied due to its proximity to the ancient Yew Tree with a TPO. However, it was possible to renovate the cottage with some restrictions to make a beautiful cottage which is currently used as a home office with a mezzanine floor and two discrete Velux style windows. Captain Hook's Cottage is unchanged on the outside but pretty, fresh, and light on the inside, very well insulated, double glazed and has been rewired. There is currently electricity to Captain Hook's Cottage but no sewage connection. However, connecting all of the other utilities whilst complying with the restrictions of the TPO would be possible.



Windmill Breast Cottage provides an ultra-modern country cottage with stunning views in a beautiful elevated location, providing an outstanding isolated living environment, whilst Captain Hook's Cottage provides the opportunity to run a business from home from a unique, quaint cottage with lots of parking, which is close to, but completely independent from, the main living area. The property is convenient for the M4, M5, M50, Bristol, Cardiff, and Gloucester, as well as Bristol Airport and Bristol, Chepstow, and Severn Tunnel mainline rail stations.

#### DIRECTIONS

From our Chepstow office, proceed under the arch and turn right up Welsh Street (B4293). At the roundabout, take the 2nd exit to stay on the B4293, signposted Itton/Devauden/Trelleck. Continue on this road for around 4 miles, traveling through the town of Itton. After entering the town of Devauden, at the T-Junction, turn left. Continue to follow B4293 for approximately 2 miles and you will find Windmill Breast Cottage on your left-hand side.



# Step outside

Windmill Breast Cottage

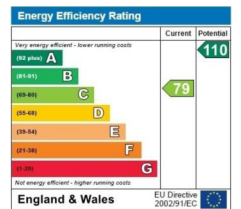




Postcode: NP16 6NT | Tenure: Freehold | Tax Band: F | Authority: Monmouthshire | Heating: Air source heat pumps | Drainage: Private



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