



Devauden Manor  
Devauden | NP16 6PB

FINE & COUNTRY

# DEVAUDEN MANOR

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*This very handsome Grade II\* Listed country home, which is enveloped by around twenty-seven acres of quite spectacular grounds, occupies an enviable rural location on the edge of the charming village of Devauden. "My husband and I purchased the property fourteen years ago and although the house itself is just beautiful, I'd say that it was the setting that initially drew us to it", says the owner. "It's so incredibly peaceful here and the views are simply fantastic; it really is a place quite unlike any other."*













Approached over a long drive through beautiful private woodland a superb 'Arts & Craft' house with very spacious yet manageable accommodation of considerable character. Just 7 miles from Chepstow and the Severn Bridge yet offering total peace and seclusion in some 27 acres of woodland and wonderful mature gardens. There are breathtaking views over the Vale of Usk. Within the grounds is a substantial traditional coach house and stable block, now providing two excellent flats, stables, garaging and storage. The house itself dates from 1902 and extends to almost 7,000sq.ft, including extensive cellarage and is located on the edge of the village of Devauden with Chepstow Park Wood located immediately south of the village, towards Itton, an area of mixed woodland covering about 3,300 hectares providing excellent hacking or for those who enjoy leisurely forestry walks.

#### THE PROPERTY

This fine country house dates from 1902 and is listed (grade II\*) as a superb example of an 'Arts & Crafts' house. Although updated for the best of modern living the house retains its original character with extensive panelling and exposed beams throughout. The terraced gardens, affording magnificent views over the Vale of Usk, are also listed as are the 'Tea House' and extensive Coach House, stable and garaging. The approach is over a very long drive through mature woodland leading into the glorious mature gardens surrounding the house. Within the gardens are a COVERED HEATED SWIMMING POOL, and TENNIS COURT.

#### DEVAUDEN

A village and scattered rural community near the top of Trellech Ridge about 7 miles from Chepstow. The surroundings are rural and agricultural and the area is most accessible to the South Wales Conurbation and Bristol, with the Severn Bridge (M48) at Chepstow. There are fast London trains from Newport or Bristol Parkway (about 18 miles).





“It's without doubt a very beautiful house but it's also a real family home and almost seems to have a magical quality, which can only be fully appreciated when you live in it.”





# Step inside

## Devauden Manor

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The entrance is through a small vestibule into an elegant panelled hallway with part gallery over featuring a stained glass window. There is a large study and lovely dining room and sitting room, both with bay windows for the view and feature fireplaces.

Approached through a side hall is the magnificent 35ft Drawing room. Open the full height of the building with exposed roof timbers, a huge fireplace and large walk in bay.

The extensive kitchen and domestic offices are on the opposite wing and provide excellent facilities including integrated appliances and oil fired 'Aga', and include a family sitting area and breakfast room. There is a utility, laundry room, fitted cloakroom and playroom/office.

Upstairs are 6 bedrooms, including an outstanding master suite, guest suite and several bathrooms.

The cellars run beneath most of the property and have several very useful rooms and a large wine store.

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“ Although the house is in a quiet position, it allows that fabulous combination of privacy together with accessibility to lots of lovely areas. You have the villages of Monmouth, Chepstow, Usk and Raglan, together with the gateway to the Wye Valley and all the outdoor activities that are on offer, and in the other direction you can join the motorway within ten or fifteen minutes and head towards Bristol, Bath or London.”

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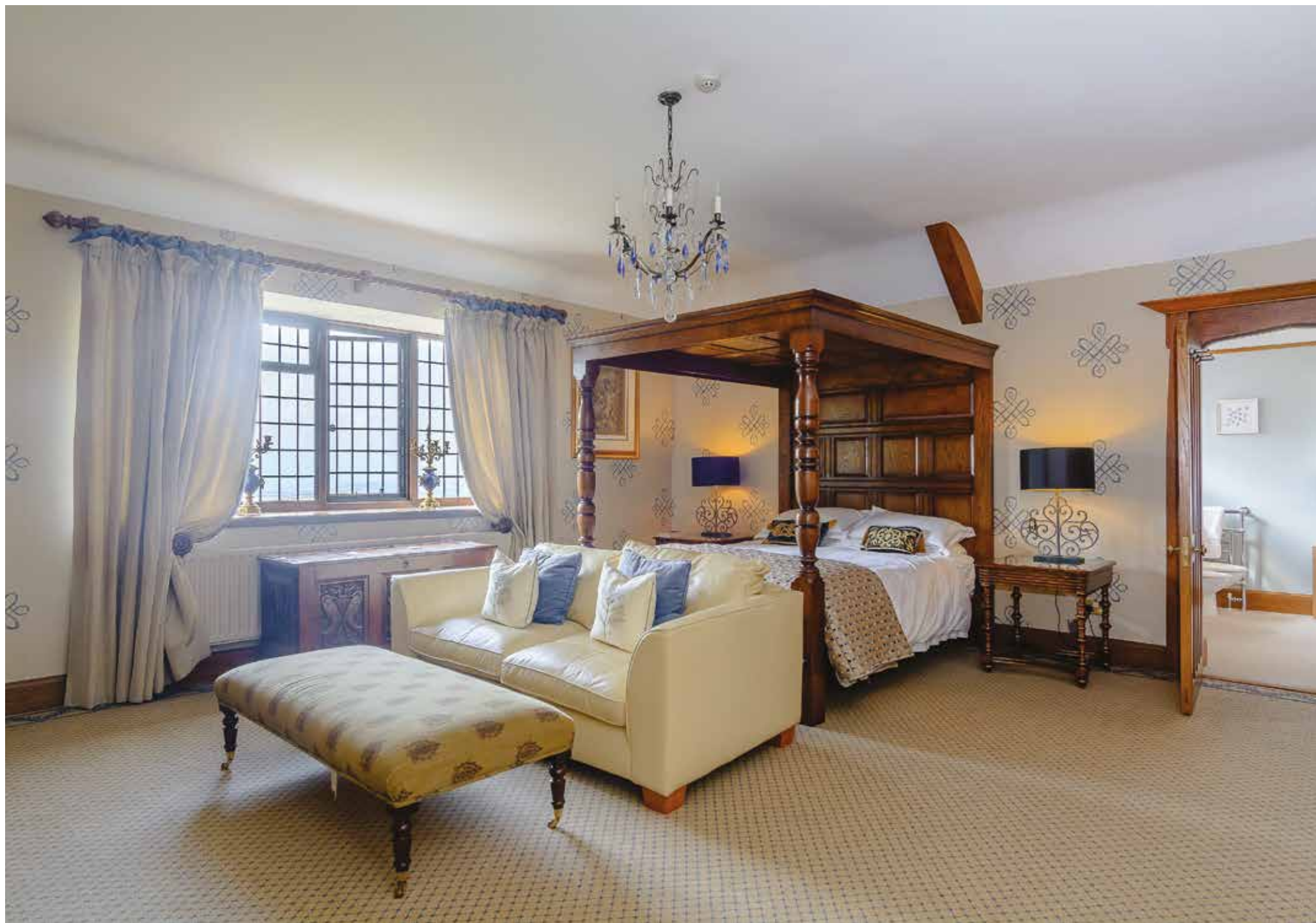


“The kitchen is the real heart of the home,” says the owner, “however the beautiful games room is fantastic for entertaining.”

















“It's a fantastic entertaining property. We've hosted countless family birthday parties, great Christmases and we've had lots of really memorable times with friends.”









# Step outside

## Devauden Manor

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Surrounding the house are beautiful mature gardens, including the west facing listed terrace affording superb panoramic views over the Vale of Usk. At the top of the terrace is a LISTED TEA HOUSE, perfect for meditation or a home office. Within the garden is a COVERED SWIMMING POOL and a FLOODLIT TENNIS COURT. Among the most appealing areas of garden is a rose arbour leading towards the paddock. Close to the house is a GARDEN STORE, wc and KENNEL with enclosed run.

In all about 27 acres with extensive areas of mature woodland, a bluebell wood, gardens and valuable pasture paddocks.

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“The grounds not only provide a stunning outlook and a fantastic degree of privacy, but they've also given us a lot of enjoyment over the years.”

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“ We have had fourteen very happy years in this house and we'll be sad to leave but in terms of what we'll miss most, I'd have to say that it will be the wonderful sense of privacy and those stunning views.”





# Step outside

## Devauden Manor

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### THE LISTED COACH HOUSE BLOCK

Set away from the main residence is this most attractive traditional coach house block forming a 'U' shape around a central courtyard approached through an attractive arch. This large building provides extensive garaging, storage and old stables with four stalls, loose box and featuring an old blue brick floor. There is also an ESTATE OFFICE, with room for several desks and two self contained flats.

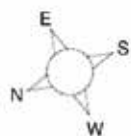
### THE SELF CONTAINED COACH HOUSE FLATS

These two flats provide character accommodation and are both currently let on Assured Shorthold Tenancies. One flat has a single bedroom, the larger flat having 2 bedrooms.

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# **Devauden Manor, Devauden, Chepstow**

**Approximate Gross Internal Area**

**Main House = 6988 Sq Ft/649 Sq M**

**Summer House = 213 Sq Ft/20 Sq M**

**Outbuilding = 218 Sq Ft/20 Sq M**

**Total = 7419 Sq Ft/689 Sq M**



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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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## **DIRECTIONS**

From our Chepstow office, proceed under the arch and turn right onto Welsh Street (B4293). At the roundabout, take the second exit onto the B4293, signposted Itton/Devauden/Trellech. Continue along this road for approximately four miles, travelling through the village of Itton. On entering the village of Devauden, at the T-junction turn left. Continue on the B4293 towards Monmouth. Tredean Lodge can be found on your left hand side. Take the driveway to the left of this property and continue to the end.



**Coach House, Devauden, Chepstow**

**Approximate Gross Internal Area**

**Cottage 1 = 1535 Sq Ft/143 Sq M**

**Cottage 2 = 1757 Sq Ft/163 Sq M**

**Garage = 535 Sq Ft/50 Sq M**

**Workshop = 311 Sq Ft/29 Sq M**

**Stable = 602 Sq Ft/56 Sq M**

**Stores = 640 Sq Ft/59 Sq M**

**Total = 5380 Sq Ft/500 Sq M**

**Quoted Area Excludes 'External Room & W.C.'**



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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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