



DIRECTIONS

From our Chepstow office proceed up the High Street, turning right onto Welsh Street, continuing along this road where at the roundabout take the first exit and then first right on to the Usk Road. Continue along this road then take the second turning on the left towards Shirenewton. Proceed up the hill taking the first turning on the right where you will find the driveway to Ty Twr at the end on the right.

SERVICES

Mains electricity, mains water and drainage, gas fired central heating.
Council Tax Band I

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**TY TWR, DITCH HILL LANE, SHIRENEWTON,
CHEPSTOW, NP16 6RG**

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£1,750,000

Sales: 01291 629292

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GROUND FLOOR
2709 sq.ft. (251.6 sq.m.) approx.



DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Located in a peaceful and quiet area in one of the most sought-after villages in Wales, just a ten-minute drive from the Severn Bridge, this immaculate detached property offers a truly luxurious lifestyle. Set on a generous 1.25-acre plot, this home is accessed by electric gates leading to a sweeping private driveway, providing an impressive entrance. Surrounded by beautifully landscaped gardens with stone walls, mature trees, shrubs, and a fruitful garden, this property exudes elegance and tranquillity. The house is completely unique, constructed in 1994 of block and stunning stonework, with a rendered circular tower giving rise to its name "Ty Twr", which is Welsh for Tower House. The property enjoys lovely views of hills, fields, forests and from its elevated position even the original Severn Bridge, the Bristol Channel and beyond. At the same time it is extremely secure and private, is not overlooked in any way, and has hedges along its entire perimeter. On the south side, there is a large sunny patio and pond. It also houses a delightful log-constructed summer house, perfect for alfresco entertaining, a log construction store building, covered barbeque area, a greenhouse and a fruit cage complete the outdoor amenities, offering practical spaces for gardening enthusiasts. Whilst an integral substantial attached double garage and block-paved driveway can accommodate a very large number of vehicles. The property has a charm that sets it apart.

Welcome to Ty Twr, this spacious and light-filled property, where no expense has been spared on the finer details. Throughout the house, all the doors and frames are over-sized which, together with the substantial hall and landing, adds to the feeling of openness. There are hardwood double glazed window frames throughout the property. The ground floor is adorned with rosewood flooring and mahogany skirting boards, doors and architraves, and boasts four reception rooms, each offering its own special features. The first reception room has an inviting limestone fireplace, exposed beams and garden views, creating a cozy and welcoming atmosphere. The second reception room showcases elegant rosewood floors, like those in the main hall, and direct access to the garden. One room is currently used as a study whilst the ground level within the circular tower is a reading room, perfect for relaxing or coffee with friends.

SNOOKER ROOM AND BAR

24'0" x 18'3"

This is a fabulous entertainment room for all family and friends to enjoy, with windows to the south, west and north. The room features wood-panelled walls and a bar with fridge and shelving. The steel-supported floor provides a solid foundation for a ten by five foot snooker table (5/6ths full size) whilst there is still ample room for seating around the perimeter. The snooker table itself is illuminated by led spotlights rather than a conventional light canopy so as not to impede the view across the room.

INTEGRAL GARAGE

A very spacious double garage with electric up and over doors. Storage cupboards, two radiators, twin gas-fired boilers, vacuum cleaning system, power and lighting.

OUTSIDE

Wrought iron electric gates lead you into the property, where the sweeping block-paved driveway passes through the beautifully landscaped gardens to the front entrance to Ty Twr. Numerous lampposts illuminate the long drive and roundabout and the drive itself can accommodate many vehicles. The property sits in approximately one and a quarter acres of land, with views to the surrounding countryside to the north and east whilst substantial hedges afford privacy all around. With a wide range of mature trees, shrubs and established flower borders, the greenhouse and fruit garden add everything the passionate gardener requires. The octagonal summerhouse provides a wonderful room for alfresco entertaining, located next to a BBQ shelter, water feature pond and spacious patio area.



BEDROOM 3

19'9" x 11'11"

A double bedroom with window facing east with views of the Severn Bridge, the Bristol Channel and beyond and a further window facing south. Door to Jack & Jill Bathroom.

JACK & JILL BATHROOM

Appointed with a four-piece suite to include low level WC, pedestal wash hand basin with gold taps, panelled bath with gold mixer tap and hand held shower attachment and shower unit with gold attachments.

BEDROOM 4

14'1" x 10'7"

A double bedroom with an east facing window affording views of the Severn Bridge, the Bristol Channel and beyond. Door to Jack & Jill Bathroom.

BEDROOM 5

9'9" x 8'7"

A single bedroom with window to front elevation.

CIRCULAR BATHROOM

A pedestal wash hand basin with gold taps and a low level WC. A stunning freestanding slipper bath with gold claw feet takes centre stage in this beautiful bathroom. A unique artist-created seascape mural covers the walls, ceiling and even the door and skirting boards with sea creatures, a galleon, birds, stars and the moon, whilst the ceramic tiled flooring likens to a sandy shore. With windows to the south overlooking the gardens this is the most relaxing of bathrooms.

The property features a truly exceptional kitchen, equipped with modern appliances, a kitchen island, built-in pantries and porcelain floor tiles. The Corian countertops provide a touch of sophistication, while the dining space in the bay window offers a comfortable area for family meals. The highlight of the kitchen is the mains gas-fired AGA, perfect for cooking enthusiasts, creating a warm and inviting atmosphere.

Upstairs, the property comprises a large open landing, five bedrooms, each with its own unique characteristics, four bathrooms and a superb snooker room and bar. The master bedroom offers a spacious retreat with plenty of natural light from dual aspect windows, a walk-in closet, and large en-suite bathroom. The second bedroom also boasts an en-suite bathroom and built-in wardrobes. Two bedrooms share a Jack and Jill bathroom whilst the upper floor of the tower comprises a luxurious bathroom featuring a lovely free-standing bath, complemented by a captivating artist-created seascape wall mural, creating a true spa-like experience. This circular room adds a touch of elegance and uniqueness to this already impressive property.

With an energy performance rating of C, this property offers both style and sustainability. Ideal for families, this home provides ample space for relaxation and entertaining. There is also an abundance of storage capacity, including more than 400 square feet of boarding in the well-lit attic. An American style vacuum cleaning system can be accessed throughout the property, with the waste conveniently deposited in a cylinder within the garage. Located near an excellent primary school, green spaces, and walking routes, this property is perfect for those seeking a strong local community and a peaceful, private lifestyle.



ENTRANCE PORCH

With rosewood floor and storage cupboard. A glazed panelled door leads to the reception hall.

RECEPTION HALL

A spacious reception hall with stunning polished rosewood flooring and a full-length window allowing light to flood into this welcoming room. Giving access to the ground floor rooms with stairs to the galleried landing and first floor.

LOUNGE

26'2" x 21'2"

A generous and light room with exposed beams and a feature stone mains gas fireplace. There are two windows facing west, a bay window facing north and a window and French doors in a bay facing east.

FIRST FLOOR STAIRS AND LANDING

A large galleried landing with windows to north and west facing elevations. The landing has useful storage cupboards, one of which houses a laundry chute which goes directly down to the utility room. There is also an American style plug in vacuum system throughout the house.

BEDROOM 1

24'4" x 19'9"

A large and spacious double bedroom with a mirror concealed walk-in wardrobe, from which there is ladder access to a well-lit loft with ample boarded full-height storage areas. Windows to north and east with views over the gardens and beyond. Access to en-suite.

EN-SUITE

Appointed with a four-piece suite comprising a low level WC, wash hand basin inset into vanity storage unit, corner Jacuzzi bath and double shower unit with chrome shower attachment. Fully tiled walls. Window facing east.

BEDROOM 2

17'8" x 14'8"

A spacious and light double bedroom with a range of built-in wardrobes and dressing table. Window facing east. Access to en-suite.

EN-SUITE

Appointed with a three-piece suite to include low level WC, wash hand basin with chrome taps inset into vanity storage unit and corner shower unit with chrome shower attachment. Chrome heated towel rail. Part tiled walls and tiled flooring.



UTILITY ROOM

11'1" x 8'2"

With a range of built-in storage units, including a laundry chute from the upper floor. Space for washing machine, tumble dryer and American style fridge/freezer. Single bowl and drainer sink unit with mixer tap. Tiled splashbacks and ceramic tiled flooring. Integral door to garage and door to the terrace.

DINING ROOM

18'5" x 14'8"

A formal dining room with wooden flooring and patio doors leading to the east garden. Access to study.

STUDY

13'0" x 11'9"

Patio doors to open porch area and east garden. Glass saloon doors leading to kitchen.

KITCHEN

21'5" x 19'9"

A beautiful painted wood bespoke kitchen, which has an impressive amount of base and eye level storage units with ample work surfacing over. There is also a central island with an inset five ring gas hob, double gas oven, microwave, wine rack, Belfast style sink with feature hanging extractor fan over. Other appliances include built-in dishwasher and four oven gas fired AGA with further extractor fans overhead. At one end of the kitchen there is space for a breakfast table, set in the bay window looking out on to the sunny, south terrace. Exposed beams add character to this stunning kitchen.

CIRCULAR READING ROOM

10'5" x 9'10"

This elegant round room with rosewood flooring is the perfect space to sit and escape with a book, or just peacefully enjoy the views of the side garden.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and wash hand basin inset into vanity unit. Ceramic tiled flooring. Frosted window to front elevation.



