

# LADY MILL

MOUNTON, CHEPSTOW,  
MONMOUTHSHIRE







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CHEPSTOW, MONMOUTHSHIRE  
NP16 6AF

Stunning family home with stylish annex  
set in 11 acres.

## DISTANCES

M48 Severn Bridge – 2.8 miles  
Bristol Parkway Station – 13 miles  
Chepstow – 2 miles

## ACCOMMODATION AND AMENITIES

Set in approximately 11 acres, 60ft kitchen/  
family room, four spacious bedrooms, two  
reception rooms, stylish guest suite stabling.









## DESCRIPTION

Lady Mill comprises a detached period mill house with historic origins having undergone in recent years an extensive and thorough renovation along with the addition of a stylish and contemporary extension and brand-new guest suite. Upon entering the property you are greeted by an impressive full height entrance hall, fully glazed to the south with central staircase to galleried landing. Leading off this in part of the original mill house you find an attractive sitting room with windows to the front and adjacent a spacious office or further reception room. Leading from the main hallway to the rear of the property you enter the superb kitchen/family/dining area, approximately 60' with sliding patio doors to the rear sun terrace. Extensive range of stylish kitchen units with feature central island and Aga along with built-in fridge, dishwasher and oven. The dining area is attractive with lots of light and space and is open plan to a sizable comfortable living room area. Leading off the kitchen is utility pantry with further appliances, as well as extensive range of storage units. The property also benefits from the ever-useful boot room being generously proportioned with doors to the side and ample storage.

Heading upstairs a spacious galleried landing gives access to the bedrooms, the principal suite being very impressive with stylish and spacious en-suite bathroom, a bedroom with Juliette balcony to the rear and double doors to the impressive dressing room. The three remaining guest bedrooms are all spacious doubles and facilities have been put in place for an additional en-suite if required. The family bathroom is very impressive and well-appointed along with stylish claw foot bath.

Outside the property is approached via double electric entrance gates to a sweeping driveway terminating in a roundabout in front of the main house. To the left of the drive is a recently constructed guest suite offering very impressive accommodation with entrance hall, guest cloakroom, large spacious kitchen/family/dining room with full height ceilings and impressive range of kitchen appliances, with attractive double bedroom with French doors to the front, along with dressing room and en-suite bathroom.

The gardens and grounds are well maintained and in good condition. The property itself standing in attractive formal gardens laid extensively to lawn, with Mouton Brook running through the property, along with a workshop, garaging and stabling, along







with field shelters. The remaining grounds are laid to paddock and would suit a variety of uses, either as a hobby small holding or for equestrian needs.

The village of Mounton is very well renowned within the Monmouthshire area, located approximately two miles from the centre of Chepstow in thus offering excellent access to local amenities, schools and shops. The M48 motorway is also nearby. Lady Mill stands at the end of a lane, enjoying an extremely private and secluded location yet remaining easily accessible. The valley itself is extremely attractive bounded by mature woodland ensuring privacy and seclusion.

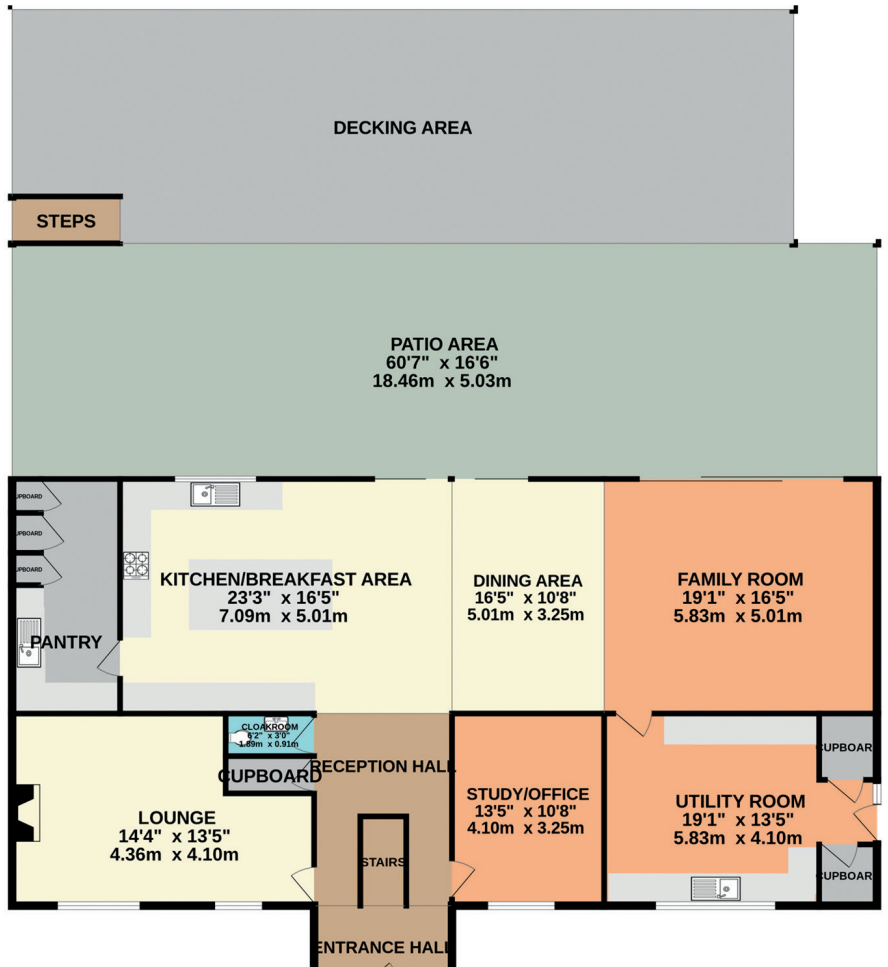
## DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Then take the first left into Mounton Road, continue along this road without deviation down into the village of Mounton, turning right at the mini roundabout, then take the next lane on your right, proceed to the end of this lane where you will see the entrance gates to Lady Mill in front of you.



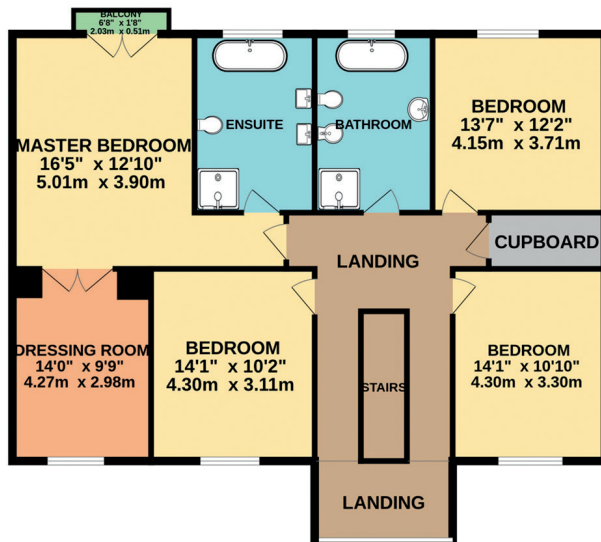


Ground Floor 3754 sq.ft. (348.8m<sup>2</sup>) approx



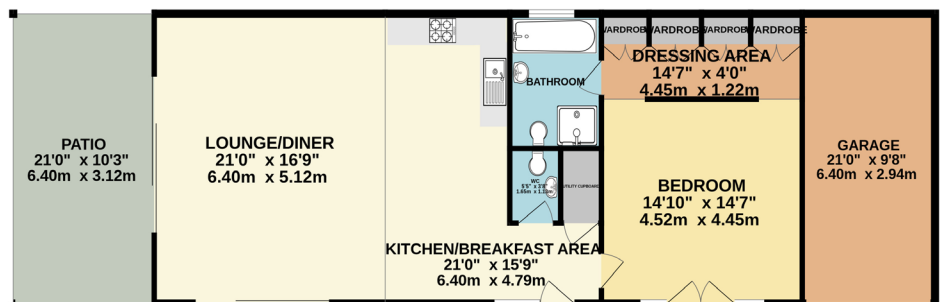
First Floor 1286 sq.ft. (119.5m<sup>2</sup>) approx

Outside storage 165 sq.ft. (15.4m<sup>2</sup>) approx



Guest Suite 1407 sq.ft. (130.7m<sup>2</sup>) approx

NOT TO SCALE





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DISCLAIMER

These particulars are intended to give a fair description of the property but their 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.