



DIRECTIONS

From our office proceed up the High St before passing under the arch and turning right onto Welsh Street. Proceed along until you reach the Racecourse roundabout before taking the third exit onto the A466 towards St Arvans & Tintern. Carry along passing through St Arvans and continue until you reach Tintern. Continue through the villages of Tintern and Llandogo before turning left signposted Whitebrook. Proceed for another couple of miles before you reach the village of Whitebrook where Old Trinity Church can be found on your left hand side.

SERVICES

The property benefits mains water and electricity. Oil fired central heating and two freestanding wood burners. Private septic tank.
Council Tax Band G

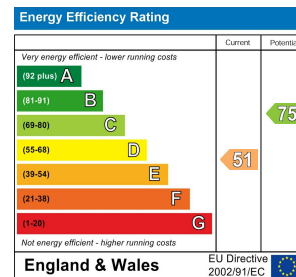
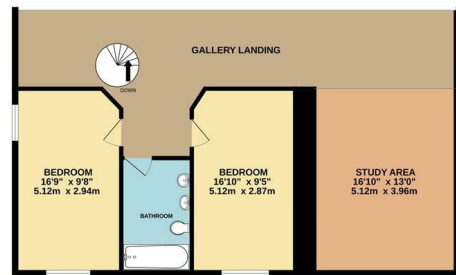
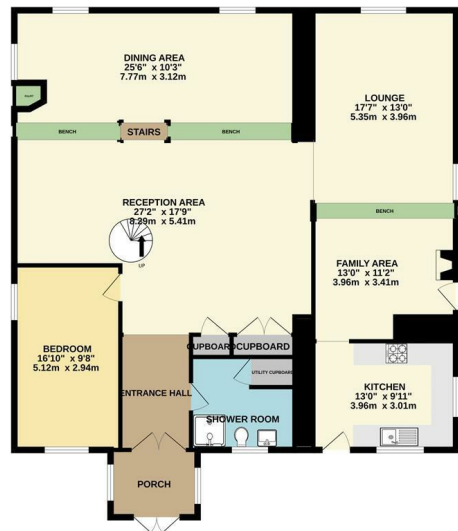
TENURE - FREEHOLD

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



GROUND FLOOR
1552 sq.ft. (144.1 sq.m.) approx.

1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2489 sq.ft. (231.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mempro 12/2014

OLD TRINITY CHURCH, WHITEBROOK, MONMOUTH, MONMOUTHSHIRE, NP25 4TU



£799,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.

Occupying a prominent position within the sought-after Monmouthshire village of Whitebrook, situated in a tranquil location within the heart of the Lower Wye Valley and retaining easy access to the market towns of Monmouth and Chepstow. This is an exciting and very rare opportunity to acquire a Grade II Listed former church having been sympathetically restored by the current owners to provide a fantastic and unique home. Old Trinity Church dates back to 1836 and affords a wealth of original characterful features combining contemporary fixtures and fittings, affording fantastic deceptively spacious and versatile living accommodation arranged over two floors with the added benefit of a ground floor double bedroom and shower room, which will no doubt cater for multi-generational living needs. The layout briefly comprises; entrance porch, entrance hall, substantial open plan sitting/dining/living area as well as steps up to a formal dining area, kitchen, double bedroom and shower/utility room, the first floor affords a galleried landing area, two double bedrooms, family bathroom and a further sitting area or a potential fourth bedroom. The property enjoys gardens to both the front, side and the rear whilst offering stunning views across the village and towards surrounding countryside. There is the option to purchase the adjoining paddock by separate negotiation which will really create a sizeable plot. Further benefits include an extensive private gated driveway and additional garden area to the rear with the potential to be a delightful walled courtyard garden. Offered with the benefit of no onward chain, we would strongly recommend arranging a viewing to appreciate what Old Trinity Church has to offer.

OUTSIDE

The property is accessed via a private gated driveway which leads to an extensive gravelled parking area. The majority of the grounds are to the front and are mainly laid to lawn as well as a patio area providing an ideal place to dine, entertain and enjoy the views. A pathway leads to the front entrance and there is access to either side of the property. At the rear, there is a further area which could make an ideal storage space or indeed a courtyard garden.

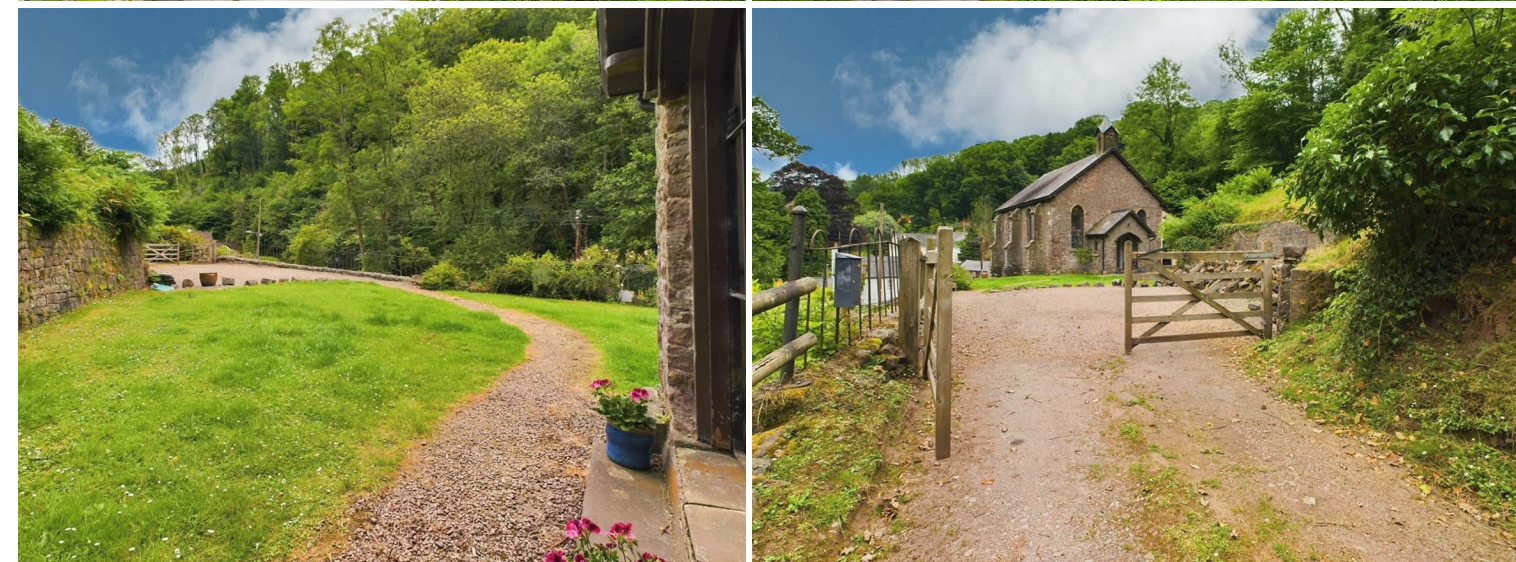
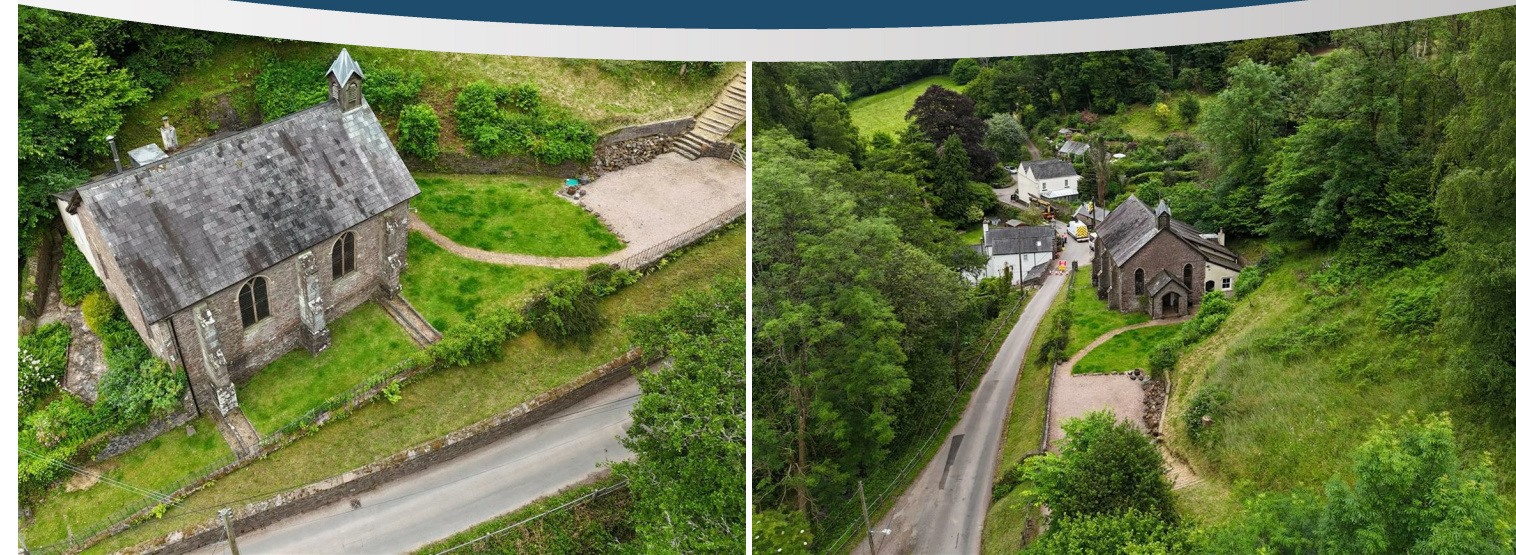
There is the opportunity to acquire the adjoining paddock by separate negotiation which is sloping and accessed by steps from the front garden. Please contact the office to discuss further.

SERVICES

The property benefits mains water and electricity. Oil fired central heating and two freestanding wood burners. Private septic tank.

AGENTS NOTES

There are/have never been graves on the site.



FIRST FLOOR MEZZANINE AREA

Provides a versatile space depending on requirements and access to all first floor rooms.

BEDROOM

5.12m x 2.94m (16'9" x 9'7")

A generous double bedroom enjoying double aspect and fitted wardrobes.

BEDROOM

5.12m x 2.87m (16'9" x 9'4")

Another double bedroom with window to front aspect.

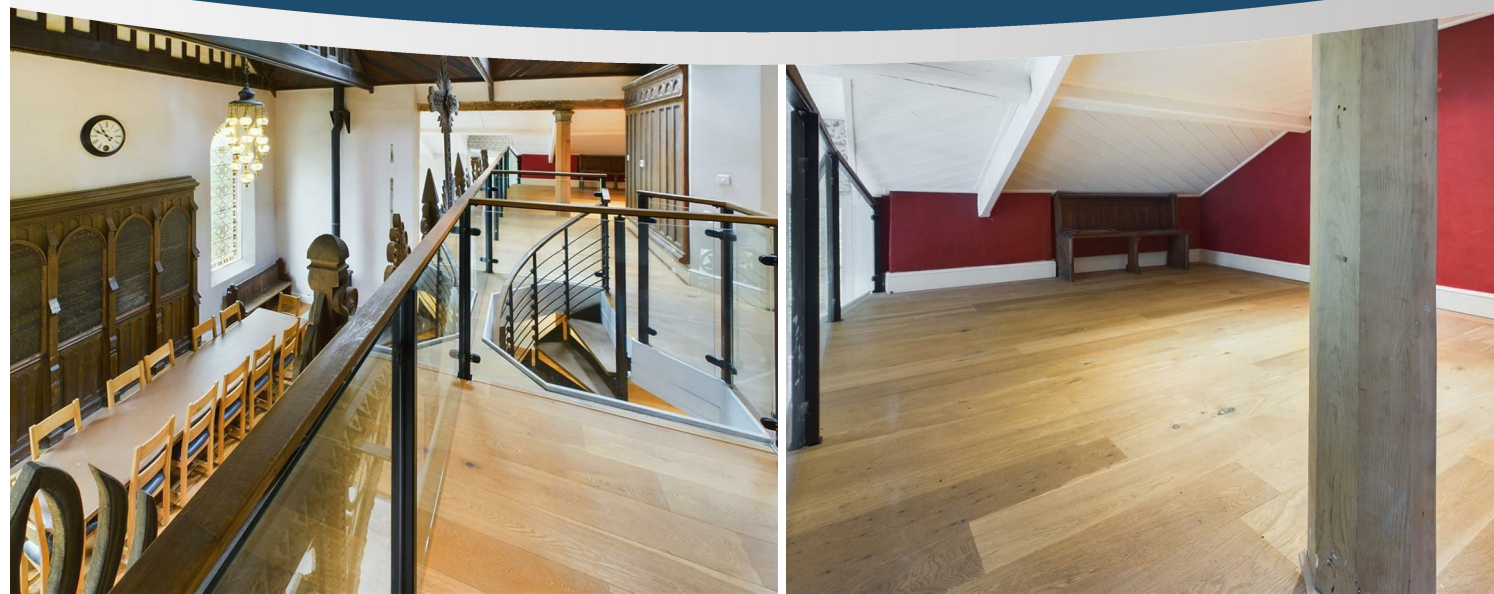
BATHROOM

Generous bathroom comprising suite to include panelled bath with shower over, WC and two pedestal wash hand basin.

FOURTH BEDROOM/LANDING AREA

5.12m x 3.96m (16'9" x 12'11")

Providing a further sitting area or indeed fourth bedroom.



The small village is situated in the Lower Wye Valley, in a designated Area of Outstanding Natural Beauty, making it a good base for those who enjoy the outdoors - walking, climbing, cycling, canoeing, riding and enjoying beautiful scenery and wildlife. On the west (Welsh) side of the River Wye, Whitebrook is mid-way between the village of Tintern, with its renowned Cistercian abbey and the market town of Monmouth. Lining this town's historic streets and tucked away in pretty courtyards are a variety of independent shops, tempting tea rooms and coffee shops and there's a Lidl, a Waitrose and an M&S Food. Monmouth hosts regular markets and a busy programme of events, boasts good leisure and recreation facilities and nearby world-class golf courses. For live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre.

Whitebrook is approximately 3.5 miles from Trellech Primary School and the reputation of Monmouth's state schools, the Haberdashers' Monmouth independent boys' and girls' schools and the nearby Llangattock School Monmouth with Monmouth Montessori Nursery make this area popular with families. There are a number of good pubs and restaurants in the vicinity of Whitebrook, including Michelin-starred The Whitebrook. From Whitebrook, there is good access to the motorway network, linking to Cardiff, Bristol and the Midlands, making this rural location attractive to commuters.



ENTRANCE PORCH

A feature covered entrance porch with grand double wooden doors leading into the entrance hall, flagstone floor and attractive stained-glass window to either side.

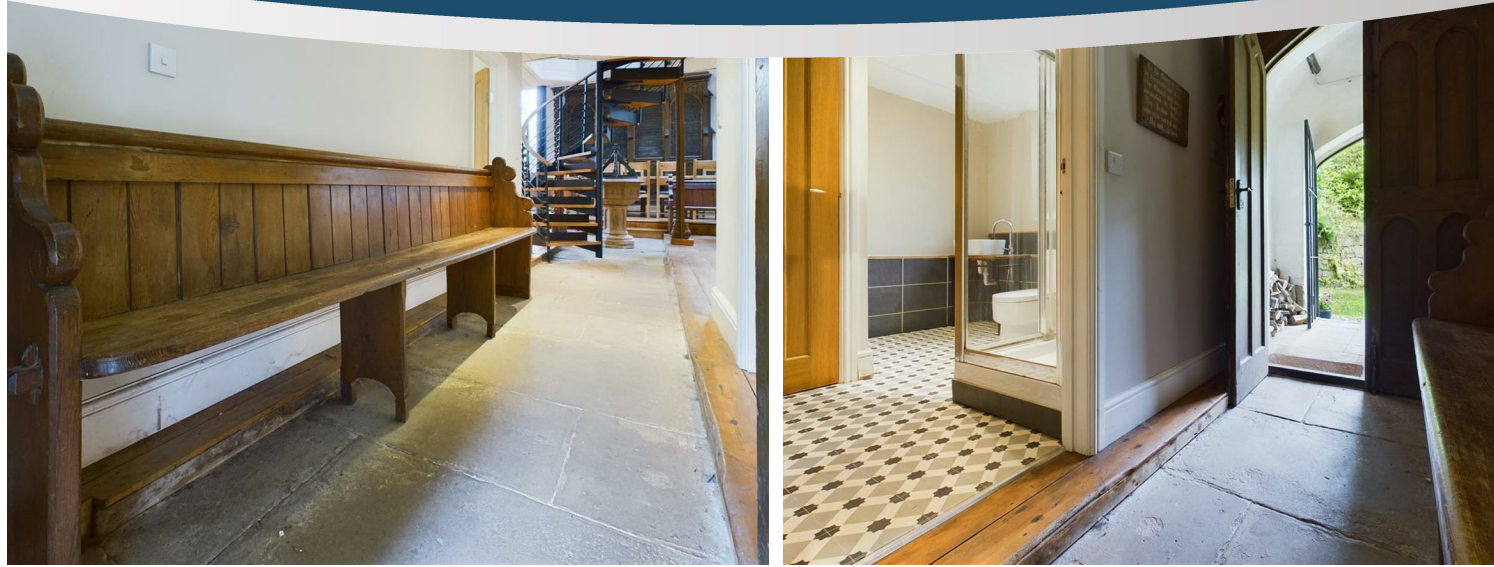
BEDROOM

5.12m x 2.94m (16'9" x 9'7")

Accessed off entrance hall, a generous double bedroom with solid wood floor and a double aspect to the front and side.

SHOWER ROOM

To the other side of the hall is a shower room comprising a modern suite to include shower cubicle with mains fed shower unit, WC and wash hand basin. Tiled floor and part tiled walls. Feature stained glass window to front aspect. Built-in store cupboard providing space for a washing machine.



OPEN PLAN LIVING/ DINING/ SITTING ROOM

A substantial and fantastic open plan living space providing several areas for dining, living and home working/hobbies. A feature spiral staircase leads to the first floor and there is a raised formal dining area amongst a range of original features. Solid wood floor and full height stained glass windows to the side and rear aspect flood natural light into this open space. There is a useful storage cupboard and separate cupboard housing underfloor heating controls. Open plan to the formal living area with attractive travertine tiled floor, feature free standing wood burner with exposed stone surround and door leading out to side garden area. A door leads into:

KITCHEN

3.96m x 3.01m (12'11" x 9'10")

Comprising an extensive range of fitted wall and base units with granite work tops and tiled splash back. Inset stainless steel sink with drainer, integrated electric hob with double oven/grill and extractor hood over. Space for fridge freezer and dishwasher. Double aspect to front and side and door leading out to the front. Feature tiled floor.

