



Lilac Cottage
The Glyn | Itton | Chepstow | Gwent | NP16 6PW

STEP INSIDE

Wooden pedestrian gates set in a lovely old stone wall open from the little-used country lane into a pretty gravelled courtyard. The property is entered through a glazed wooden porch with Mandarin Stone slate floor tiles. An inner door opens to a reception hallway, an attractive room with engineered oak flooring. It is double height in part, with a small gallery landing above.

To one side of this hallway is the oldest part of the house, the original stone cottage which is believed to be in excess of two hundred years old. Here is the spacious kitchen, a room with characterful ceiling beams, an exposed stone wall, an open stone fireplace (now housing a kitchen cupboard) and an abundance of charm. The Shaker-style kitchen units have oak work surfaces and the floor is tiled with Mandarin Stone multi-coloured slate. There is a double Butler sink with a plate rack over, a Rangemaster cooker, a built-in fridge and space for a dishwasher. Next to the main window there is a deep window seat with plenty of space for a breakfast table.

The kitchen opens to a cosy snug, which has an exposed A-frame, a feature stone wall and a wood burning stove set on a stone hearth within an oak beamed fireplace. At the back of this room, a glazed door leads to the study, a pleasant and private place to work from home, with an apex ceiling and two windows, one overlooking the pretty front courtyard.

The reception hallway connects the kitchen and snug to the newer part of the house, which has been extended twice, most recently in 2004. Here, there is a dining room with engineered oak flooring and French doors to a pretty raised terrace, which gives views down the valley and up to Chepstow Park Woods. Along the back of the house, there is a generous living room with a brick-built feature fireplace housing a multi-fuel stove set on a stone hearth. The light-filled room has windows facing south and east and French doors lead out to a sun-trap, south-facing terrace.

To the side of the entrance porch is a useful utility room, with slate floor tiles, space for a tumble drier, plumbing for a washing machine, a utility sink and wall and base cupboards. Off the reception hallway there is a guest WC.

Upstairs there are four double bedrooms off a split landing. The principal bedroom has a dual aspect, making the most of the views. It has a stylish, modern ensuite with a double walk-in shower.

Next door is a light and airy guest bedroom with two windows enjoying views down the valley towards Shirenewton. This room benefits from an ensuite shower room.

The two further bedrooms share the use of a charming family bathroom. The bathroom, like the pretty bedroom next door, is located in the older part of the house. Both feature the exposed A-frame and both still have old ledge and brace doors with original ironwork. Elsewhere in the property, modern ledge and brace doors have been matched up.









STEP OUTSIDE

The peaceful gardens and uninterrupted rural views are a real feature of this property. So, too, are the equestrian facilities and excellent outriding.

The gardens to the side and rear of the property are mainly laid to lawn, with flower borders and established shrubs. Nearest the house there are two terraces, from which to enjoy the lovely surroundings. For grow-your-own enthusiasts, there is a small fenced orchard with apple, cherry and plum trees, a vegetable plot with raised beds and, alongside the stables, a fruit garden with an assortment of fruit bushes and further raised growing beds. The garden also contains a greenhouse and a garden shed. Beyond the gardens is a large paddock with two field shelters.

At the front of the property, across the lane, there is a generous parking area leading to a woodshed and a stable yard. Two stable blocks face each other across the yard, together providing four loose boxes, a tack/feed room and a hay store. The yard is equipped with power and water supply. Alongside the stables there is a further stock-proof paddock.

Location

Lilac Cottage is located in The Glyn, a rural hamlet situated in the Wye Valley Area of Outstanding Natural Beauty. It is close to Chepstow Park Woods, 750 acres of ancient hunting woods, with tracks and paths ideal for running, walking, cycling and horse-riding. Just over a mile from the property is the small yet sociable and family-friendly village of Devauden, which is served by a village hall with a children's playground, a village shop and a garage.

Nearby Shirenewton Primary School (2 miles) has an excellent reputation, and there are further schools in Chepstow (4 miles). Educational establishments in Monmouth (12 miles) include the independent Haberdashers Monmouth Schools. The market towns of Monmouth and Chepstow provide a range of leisure facilities, independent shops, cafes and restaurants. Both have an M&S Foodhall, and in Monmouth there is a Waitrose.

Whilst rural, Lilac Cottage is an ideal base for commuters, with good access to the motorway network, bringing Bristol, Newport and Cardiff within easy reach. There are intercity trains to London from Newport and Bristol Parkway, and international flights from Bristol and Cardiff airports.

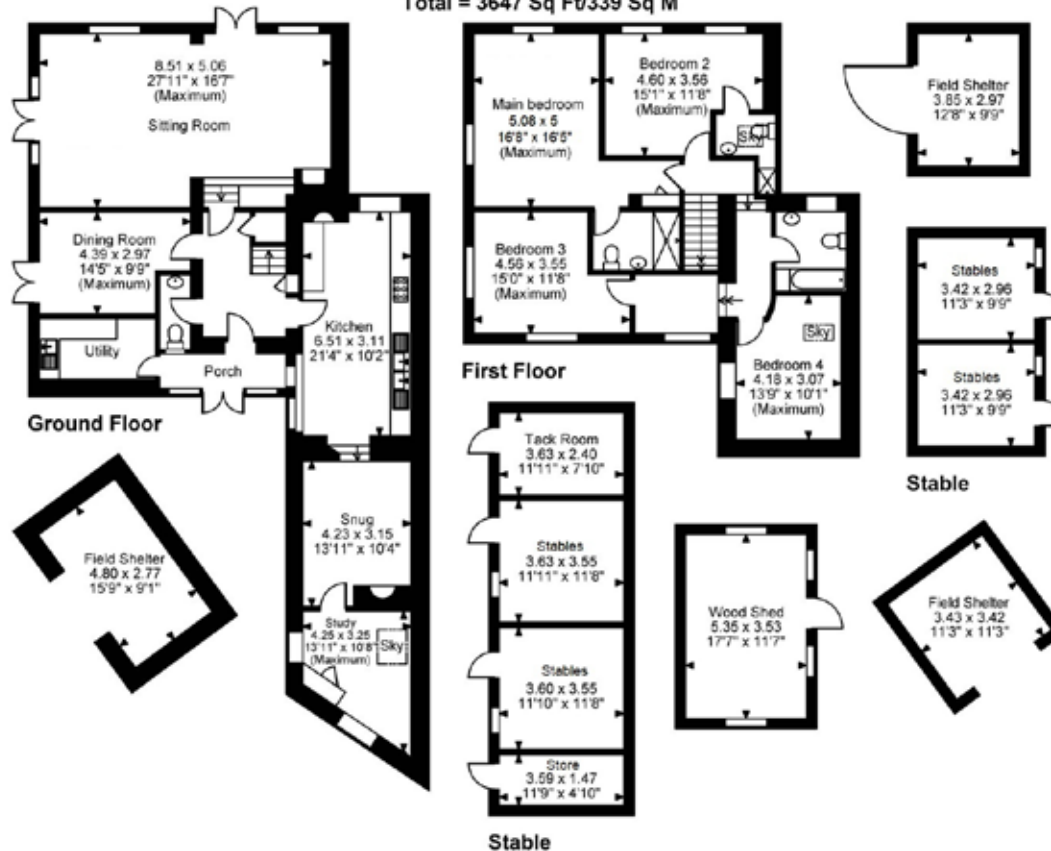
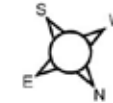
Directions

From Chepstow, take the B4293 Devauden Road, passing Itton Village Hall on your right. Continue to the top of the hill past 2 left turns. Immediately after the right bend, take the lane on your left. Lilac Cottage is the second property on your left, with parking in front of the stable yard on the right-hand side.

What3words: [///collect.surpassed.entitle](#)



Lilac Cottage Devauden, Chepstow, Gwent
 Approximate Gross Internal Area
 Main House = 2385 Sq Ft/222 Sq M
 Outbuildings = 1262 Sq Ft/117 Sq M
 Total = 3647 Sq Ft/339 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687742/DMS



Follow Fine & Country on



Fine & Country Monmouthshire
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01600 775930 | monmouth@fineandcountry.com

