



# LLANVACHES

Guide price **£785,000**



# 9 CASTLE RISE

Llanvaches, Caldicot, Monmouthshire NP26 3BS



No onward chain  
5 bedrooms - 2 with ensuites  
Established gardens totalling approx over 0.25 acres

Llanvaches, in the historic county of Monmouthshire, lies roughly midway between Newport and the market town of Chepstow.

It is a popular village with an active community life centred on the church hall. There's a children's play park, football pitch and a choice of country pubs within a short drive. The nearest shop/Post Office is in the nearby village of Caerwent, around two miles away. Llanvaches is nestled beneath Wentwood Forest, said to be the largest ancient woodland in Wales, which provides for excellent walking, mountain biking and hacking.

Of local historical interest is Penhow Castle, which claims to be the oldest inhabited castle in Wales. Caldicot Castle and the Roman village of Caerwent are nearby and slightly further afield, in the beautiful Wye Valley, is impressive Tintern Abbey. There are also excellent road links to the M4, for commuting to Bristol or Cardiff.

The property is being sold with the benefit of no onward chain, and offers spacious 5-bedroom accommodation with well-proportioned reception rooms, including a study. There is off road parking for 4 + cars and a double garage, the beautifully established gardens total approx just over a quarter of an acre and should be viewed to be appreciated.



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### KEY FEATURES

- Superb detached property located within a popular semi-rural village
- 3 sizeable reception rooms
- Refitted kitchen with integrated appliances
- Sunroom
- Double garage with off road driveway parking for 4+ cars
- Viewing highly recommended



# STEP INSIDE



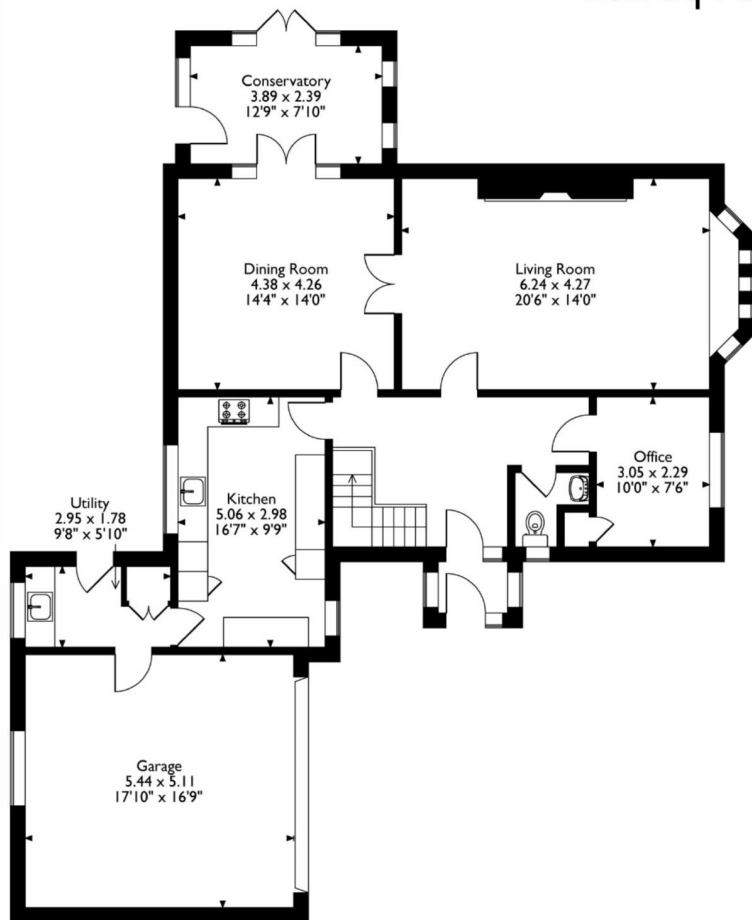
A welcoming entrance porch leads into a spacious reception hallway, an impressive introduction to the home, enhanced by a galleried landing above. From here, doors radiate to all principal ground floor rooms, while a staircase rises to the first floor. The cloakroom is neatly appointed with a contemporary white two-piece suite.

The property offers three versatile reception rooms, ideal for modern living. Currently, one is arranged as a generous front-facing study - perfect for remote working or alternatively a cosy family room - benefiting from pleasant countryside views and a useful shelved storage cupboard. The main living room is well proportioned and equally enjoys a front aspect, offering ample space for a variety of furniture layouts. Its focal point is an inset gas fire set within an attractive brick fireplace, creating a warm and inviting atmosphere. Double doors open through to the dining room, another spacious reception area easily accommodating a full-sized dining table. From here, French doors lead into a charming sun room, a light-filled space overlooking the established gardens with direct access outside.

The kitchen, positioned to the rear, is both modern and practical, featuring tiled flooring, inset spot lighting, and a comprehensive range of matt fronted base and wall units complemented by marble-effect work surfaces. Integrated appliances include a double oven, four-ring halogen hob with canopy extractor, dishwasher, and fridge freezer. A built-in breakfast bar provides a relaxed spot for informal dining, while dual windows allow natural light to fill the room.

Completing the ground floor is a utility room fitted with matching units, offering additional storage and plumbing for appliances. It also provides convenient access to the rear garden and an internal door through to the garage.

9, Castle Rise Llanvaches, Caldicot, Monmouthshire  
 Approximate Gross Internal Area  
 252 Sq M/2713 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, a spacious landing provides access to all rooms and enhances the sense of light and openness, complete with a galleried aspect overlooking the hallway below. There is dual loft access, along with a useful built-in storage cupboard which also houses the hot water tank.

The accommodation comprises five bedrooms, four of which are generous doubles, each enjoying pleasant views over the gardens, with the front-facing rooms benefiting further from far-reaching countryside vistas. The principal bedroom is particularly impressive in size and is complemented by a beautifully refitted and spacious ensuite, featuring a freestanding bath for a touch of luxury.

The guest bedroom also benefits from its own ensuite, fitted with a three-piece white suite including a shower enclosure. All four double bedrooms offer the added advantage of built-in storage, while the fifth bedroom - currently arranged as a dressing room - could readily serve as a single bedroom if required.

The family bathroom is fitted with a three-piece suite, including a bath with shower attachment, providing practical accommodation for a busy household.

# STEP OUTSIDE



The gardens are a standout feature of the property and truly need to be seen to be fully appreciated. Extending to just over a quarter of an acre, they have been thoughtfully designed and lovingly maintained, with mature planting that ensures colour and interest throughout the seasons. Well-stocked borders, established shrubs, and a variety of trees frame the space beautifully, while multiple seating areas are perfectly positioned to make the most of the surrounding countryside views and all-day sunshine.

Set on a generous corner plot, the gardens wrap around the property and are predominantly laid to neatly manicured lawns, complemented by a central planter and carefully tended beds. The space is well enclosed by a combination of fencing and natural hedging, offering both privacy and a sense of tranquillity within this quiet cul-de-sac setting.

To the front, a paviour driveway provides off-road parking for four or more vehicles and leads to a double garage with an electric door, along with convenient pedestrian access directly into the utility room. Altogether, the outdoor space offers an ideal balance of practicality, privacy, and scenic charm.

## INFORMATION

Postcode: NP26 3BS

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From the High Beech roundabout at the top of Chepstow, take the 3rd exit signposted A48/ Caerwent. Proceed down the hill and pass St Pierre Country Club on the left-hand side. At the top of the hill, take the 2nd exit at the next roundabout (straight over) and continue along the A48 without deviation for several miles, by-passing the Village of Caerwent. Pass the re-cycling centre on the left and continue, turning right signposted Llanvaches ½ mile alongside the church, and proceed up Tabernacle Road. At the top of this road turn right at the junction and continue passing the church on the right-hand side and take the left turn into Wentwood Drive, continue a turn left into Castle Rise where the property is located within a corner plot on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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