



Coach House  
Itton | Chepstow | Gwent | NP16 6BP

# COACH HOUSE



*Impressive and spacious converted late 19th century coach house set around a central courtyard and surrounded by 4.5 acres of grounds with stunning views across rolling Monmouthshire countryside.*



# STEP INSIDE

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- Six bedrooms, three with en suites
- Four spacious reception rooms
- Light-filled and well-proportioned modern interior
- Set within 4.5 acres of gardens and grounds
- Extensive outbuildings with excellent renovation potential
- Plenty of off-road parking
- Ideal for multigenerational living or income generation
- Originally the coach house for the historic Itton Court Estate

## Step inside

Coach House is a six-bedroomed home with beauty and presence and was once the beating heart of the historic Itton Court Estate.

Built in the late 19th century, it's been sympathetically converted to create a substantial, spacious family home that remains true to its heritage but offers a light-filled and well-proportioned modern interior for refined country living.

The house has an impressive entrance, with a grand archway leading into a classical courtyard with buildings on four sides. A large porch with double doors opposite the arch leads into a wide hall that sets the tone for the property, giving the first views of the oak flooring and handcrafted doors found throughout the house.

This spacious area has high ceilings, an elegant fireplace and a bespoke wooden staircase that exudes quality and craftsmanship.

Coach House offers four beautiful reception rooms with large windows that offer views across the gardens or into the central courtyard and bathe the property in light. All have beautiful fireplaces too.

The sitting room has double doors leading into the garden and an elegant fireplace, while the dining room easily accommodates an eight-seater table with plenty of space to spare.

One of the rooms is currently used as a games room and is large enough to house a table tennis table, pool table and large sofa. There is a woodburning stove, while double doors lead into the garden.

The bespoke kitchen is a cook's dream, with a classic electric Aga, a central island with a breakfast bar and walnut surface, and plenty of elegant cabinets with granite worktops.

The floor is laid with attractive slate tiles and there are double doors that open out onto a large terrace. The amount of space available in the kitchen means there's enough room for a dining table too.

Lying off the kitchen is an inner lobby that leads to a utility room with a door to the gardens. It also has a staircase to a sixth bedroom with an en suite.





# SELLER INSIGHT

“ When we first pulled up at the Coach House, we knew immediately it was unlike anything else we had seen. We had been searching in the area for a couple of years, but this place stood out straight away – unique in appearance, full of character, and despite its impressive size, it had a real warmth to it. It felt spacious and grand, yet still wonderfully cosy.

As the former coach house to Itton Court Manor, this is a home with history, presence and an atmosphere that is hard to describe until you experience it. Approaching through the archway, you arrive into the most incredible enclosed courtyard. It is completely private, with the house set back, and there is space for 15–20 cars with ease. It gives you that rare sense of arriving somewhere special, a hidden world of your own.

Inside, the kitchen has always been the heart of our home – a proper family kitchen with plenty of room to eat together, gather, and chat. The layout lends itself perfectly to entertaining, with the main reception rooms flowing straight out onto the garden.

In summer, the wraparound patio becomes the centre of everything, running from the front of the house where the kitchen is right round to the games room, elevated above cricket-pitch sized lawns where friends and family can spread out and relax.

Sunrises and sunsets are breathtaking here, especially at the bottom of the garden where the giant redwoods glow deep red in the summer light. The wildlife is exceptional too – you really feel the seasons change. Best of all, there is no road noise at all – just birdsong and space. While the setting is beautifully rural and peaceful, you are just eight minutes from the motorway, making commuting to London for work straightforward, with Birmingham, Manchester and Leeds also within surprisingly easy reach. For leisure time, there is so much happening on the doorstep, from music festivals and theatre to the ever-popular Chepstow Racecourse just a few miles away, hosting events throughout the year. We really do have the best of both worlds here.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP INSIDE

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All of the bedrooms are spacious and bathed in light; three have en suites. There's a large family bathroom too.

Every room in Coach House is immaculately presented in beautiful neutral colour schemes.











# STEP OUTSIDE

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Alongside the main house, three sides of the courtyard are occupied by outbuildings that include 10 former stables, along with storerooms, lofts and a cottage that's primed for renovation. These buildings provide a reminder of the role once played by the property and the available space offers exceptional versatility for the future.

Coach House was once the operational heart of the Itton Court estate, housing carriages, stables and staff that supported the daily life of the owners.





Coach House is surrounded by 4.5 acres of beautiful grounds bounded by hedging and mature trees that contribute to a sense of peace and privacy. There are beautiful views of the Monmouthshire countryside and, more immediately, Itton's historic St Deiniol's Church.

Immediately behind the kitchen is a large terrace that's tailor-made for entertaining. Steps lead from here to a lawned area.

Many of the walls support mature climbing shrubs, allowing the property to blend perfectly with what lies outside. A wisteria cladding the wall around the main doorway is especially impressive.

The courtyard area is laid to gravel and provides plenty of off-road parking.







# LOCATION

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Coach House is located in Itton, a small village lying two miles from Chepstow, within the picturesque Wye Valley. Itton Court and St Deiniol's Church are located around a mile from the larger village of Itton Common, surrounded by beautiful woodland and countryside.

Chepstow, within five to 10 minutes away in the car, is a busy town with a wide range of shops and services, pubs and restaurants.

Chepstow Racecourse hosts events throughout the year.

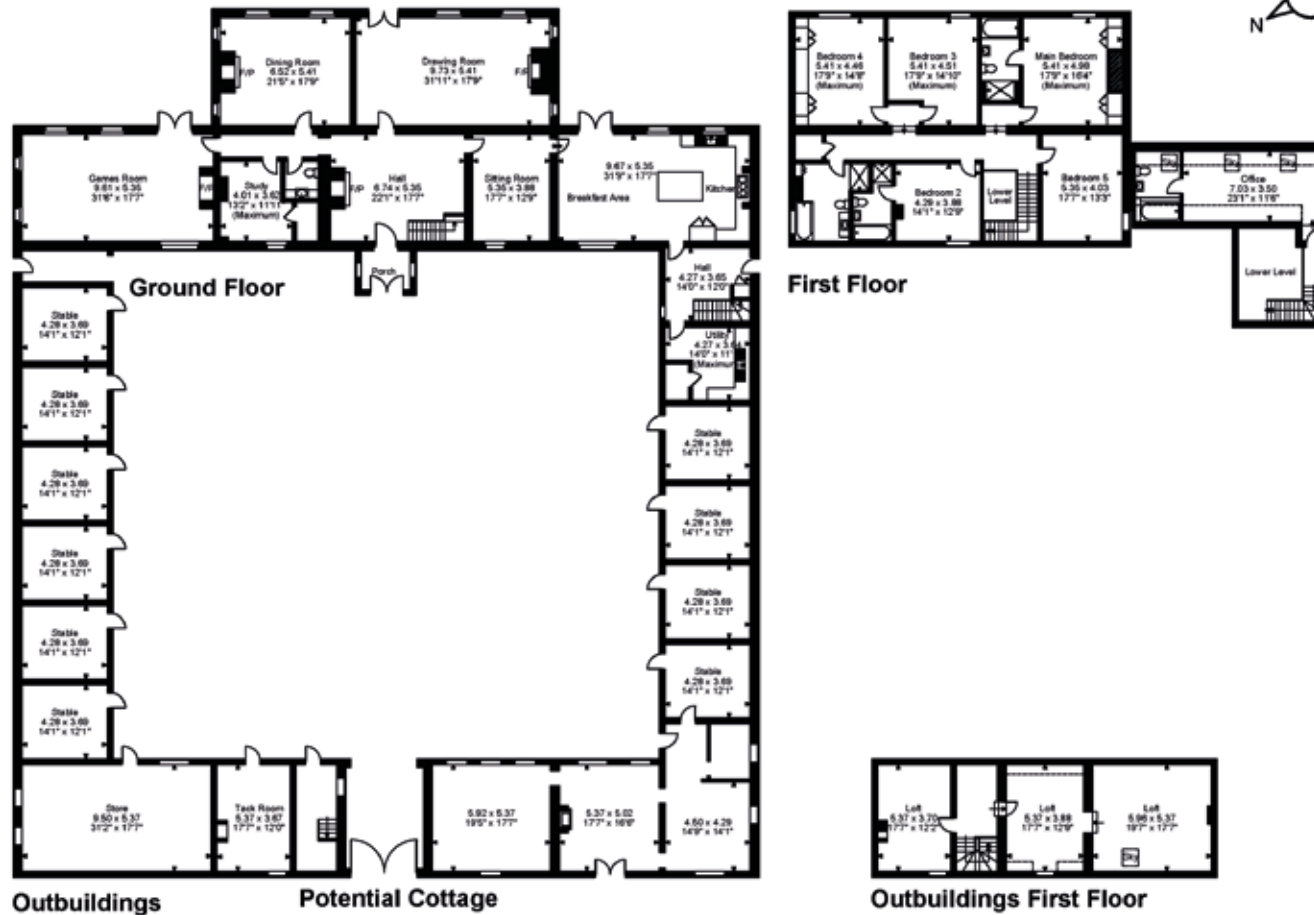
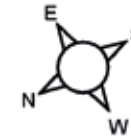
The area has exceptional equine facilities. The area is well known for horse events, not only at the racecourse, but at David Broom Centre, and large point to point trials. Golfers are well served by courses such as the Celtic Manor Resort and St Pierre Golf & Country Club.

Itton is well-placed for access to the M4 motorway, with Bristol lying 20 miles away, with a driving time within 30 to 40 minutes.

Cardiff is 30 miles away and London 120 miles, with the train stations at Newport and Bristol offering direct trains to Paddington.

Local schools have an excellent reputation. There are many good private schools within striking distance, including one in Chepstow itself. The independent Haberdasher's School in Monmouth is around 14 miles away.

**Coach House Itton, Chepstow, Gwen**  
**Approximate Gross Internal Area**  
**Main House = 5749 Sq Ft/534 Sq M**  
**Outbuilding = 4691 Sq Ft/436 Sq M**  
**Total = 10440 Sq Ft/970 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

▭ Denotes restricted head height

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EPC Pending



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*We value the little things that make a home*

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