



RED HOUSE

TRELLECH CROSS | TRELLECH | MONMOUTH | MONMOUTHSHIRE



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MONMOUTHSHIRE | NP25 4PX

RED HOUSE IS AN IMPRESSIVE FIVE-BEDROOM DETACHED FARMHOUSE, THOUGHTFULLY EXTENDED AND RENOVATED TO A HIGH STANDARD. OCCUPYING A SUPERB RURAL YET ACCESSIBLE POSITION ON THE OUTSKIRTS OF TRELLECH, NEAR MONMOUTH, THE PROPERTY IS SET WITHIN APPROXIMATELY 1.72 ACRES OF GARDENS AND GROUNDS, WITH THE BENEFIT OF A FORMER CHICKEN SHED, TIMBER-FRAMED OUTBUILDING, STONE GARAGE AND WOOD STORE.

- Impressive five-bedroom detached farmhouse •
- Thoughtfully extended and renovated to a high standard with no expense spared •
- Approximately 1.72 acres of gardens and grounds •
- Spacious kitchen/dining room and three reception rooms •
- Ground-floor bedroom with en-suite facilities •
- Stone garage, stone wood store and timber-framed outbuilding •
- Former chicken shed with enclosed paddock and parking area •
- Superb far-reaching views across the surrounding countryside •
- Desirable edge of village location •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM RED HOUSE

Monmouth 6.3 miles • Chepstow 8.5 miles
Abergavenny 20.3 miles • Newport 22.7 miles • Bristol 25.2 miles
Cardiff 33.6 miles • London 132 miles
Chepstow Train Station 8.7 miles • Bristol Parkway Station 20.7 miles
Bristol Airport 36.6 miles • Birmingham Airport 82.4 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

On the outskirts of the village, approximately one mile from the village centre and around a ten-minute walk, Red House enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the M4.

Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harolds Stones, Cleddon Falls and Llandogo.

There are excellent connections to the main road network with the historic border town of Monmouth being only 6.3 miles away. Monmouth boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Chepstow, just 8.5 miles away offers supermarkets, post office, doctors surgery, vets and a variety of primary and secondary schools, including private schooling at St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Red House is an impressive five-bedroom detached property that has been thoughtfully extended and renovated to an exceptionally high standard, creating a spacious and versatile family home.

Upon entering the property, an entrance hallway provides access to the principal ground-floor accommodation. At the heart of the home is a superb open-plan kitchen and dining room, fitted with an attractive range of base and wall units, a central island and space for a range-style cooker. The generous proportions provide ample room for both everyday dining and entertaining.

The kitchen flows seamlessly into the striking extended sitting room, where vaulted ceilings and rooflights create a wonderful sense of light and space. A contemporary wood-burning stove forms an attractive focal point, while expansive bi-folding doors frame the superb far-reaching countryside views and open directly onto the adjoining terrace, creating an excellent connection between the house and its surroundings.

A separate lounge offers a more intimate reception space and benefits from a further wood-burning stove. There is also a well-proportioned study, ideal for those working from home, together with a useful utility room and ground-floor cloakroom.

Completing the ground floor is a generous double bedroom with an en-suite shower room and direct access to the garden. This versatile arrangement is ideally suited to guests, older children or multigenerational living.

The first floor provides four further well-proportioned bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms are served by a stylish family bathroom. Several of the bedrooms enjoy attractive outlooks across the gardens and surrounding countryside.

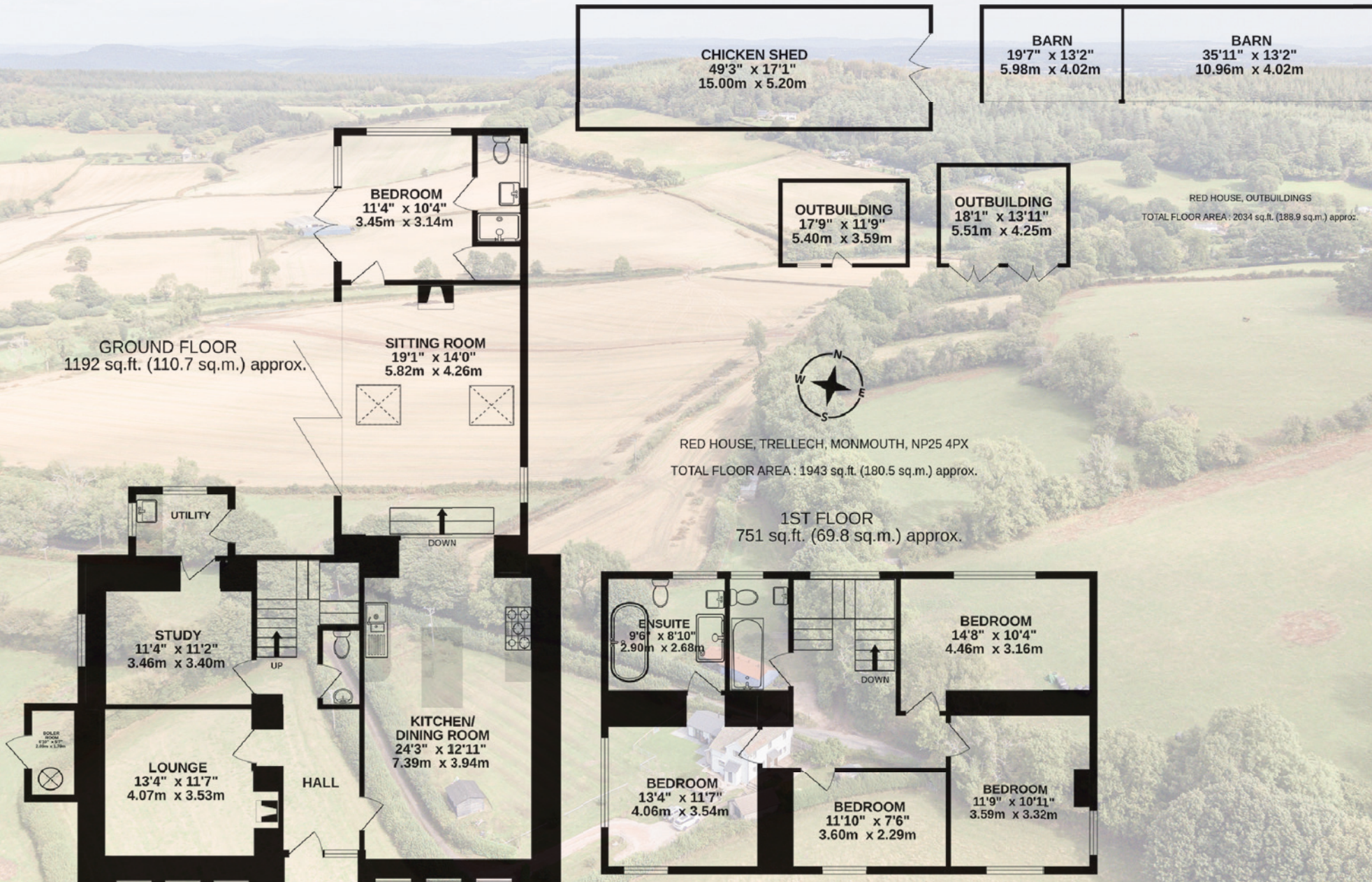
Throughout, the accommodation has been finished in a tasteful contemporary style, while retaining a warm and welcoming character. The flexible layout, high-quality presentation and impressive open-plan living space combine to create an exceptional rural family home.

OUTSIDE

Red House is set within approximately 1 acre of gardens and paddock, enjoying excellent views across the Monmouthshire countryside. The property benefits from ample off-road parking, together with a stone-built garage, wood store and a timber-framed outbuilding within the paddock.

Situated across the lane is a further parcel of land extending to approximately 0.725 acres, comprising an additional paddock and parking area, together with a former chicken shed.





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.
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KEY INFORMATION

Services: Mains electricity, water, oil fired central heating and septic tank.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Trellech, follow Catbrook Road until you reach the sign for Parkhouse, bear right and Red House will be located a short distance along on the left hand side.

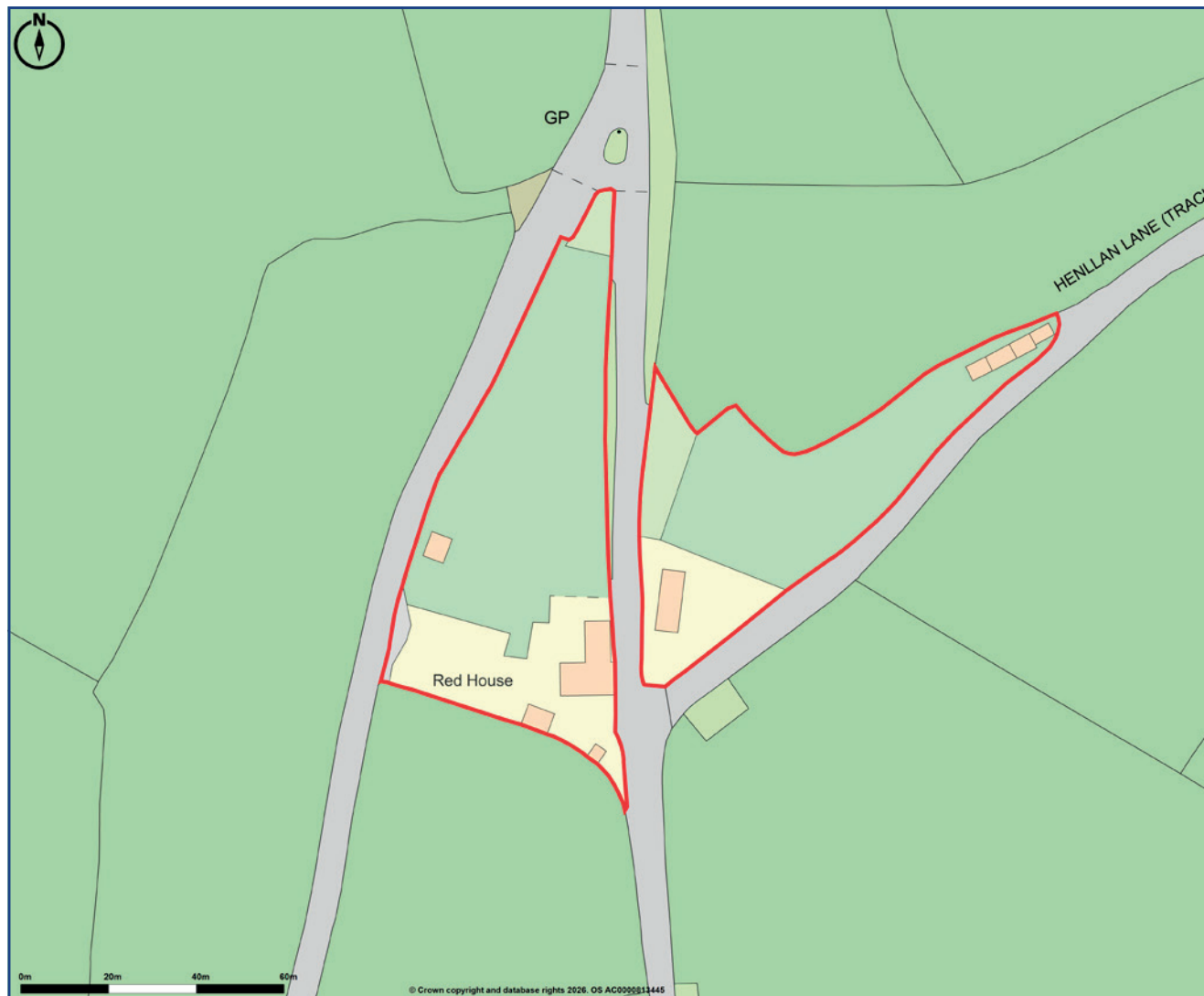
Postcode: NP25 4PX

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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