



Little Orchard

Parkhouse, Trelleck, Monmouthshire, NP25 4QD



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- Characterful stone cottage
- Spacious lounge with fireplace & beams
- Country-style fitted kitchen
- Bright triple-aspect garden room
- Utility room with cloakroom
- Two double bedrooms with wardrobes
- Family bathroom
- Cottage-style garden with pond
- Versatile outbuilding with power
- Garage & driveway parking
- Located in the picturesque Wye Valley

Guide Price
£475,000

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Description

A detached period cottage situated in the hamlet of Parkhouse between Monmouth and Chepstow approximately 1 mile from Trellech. The period property provides flexible accommodation including two/three reception rooms and two/three bedrooms. Outside the property benefits from a detached garage, versatile outbuilding, parking and traditional cottage gardens.

Situation

Located in the Wye Valley and within the designated Area of Outstanding Natural Beauty, this country cottage is within the small hamlet of Parkhouse close to the thriving communities of Trellech, Llanishen and Catbrook. It lies just 1.5 miles from the B4293 providing access to both Monmouth and Chepstow which are both within 8 miles. Although in a rural setting, the property is within easy commuting distance of the regional centres of Bristol (23 miles), Cardiff (34 miles) and Newport (22 miles). The M4/M5 interchange is only 14 miles away and the M50 just half an hour away giving access to the south-west and the Midlands.

Trellech offers a primary school, renowned local pub The Lion Inn and a village hall which are the hub of the local community. In the opposite direction lies Tintern with its world famous beautiful Abbey close to the banks of the River Wye. Llanishen is also close by with its village stores, public house and Village Hall. Also within a 30-minute walk is the locally renowned Fountain Inn at Trellech Grange. The nearby river Wye offers opportunities for fishing, canoeing and walking along its banks. Monmouth and Chepstow are both historic market towns each providing shopping, including Waitrose in Monmouth, and professional services, leisure facilities and excellent secondary schools for both state and private schooling.

Ground Floor Accommodation

The kitchen is fitted in a traditional country style with handcrafted units, incorporating a stainless steel sink and drainer, base cupboards with pine doors, and a dresser unit above. There is an electric cooker point and a Worcester oil-fired boiler. Character features include painted ceiling beams and an exposed stone wall, with a window overlooking the garden. A useful utility room offers plumbing for a washing machine, coat hanging space, and access to the cloakroom. The cloakroom is fitted with a low-level WC and wash hand basin.

The lounge is a characterful reception room with space for a dining table and chairs, featuring a stone fireplace with quarry tiled hearth, exposed ceiling beams, and a pine staircase rising to the first floor. There is a window to the rear elevation, two internal windows, and a door leading through to the garden room. The garden room benefits from uPVC double glazed windows to three sides, two Velux rooflights, and a hardwood door with frosted glass panels opening onto the garden, along with a quarry tiled floor.

First Floor Accommodation

To the first floor, the landing includes an airing cupboard housing the hot water cylinder. The principal bedroom is a spacious double room with dual windows overlooking the garden and surrounding views, fitted wardrobes, and a partly pitched ceiling with exposed beams. Bedroom two is another generous double room with fitted wardrobes and dual windows enjoying garden views. The bathroom comprises a white suite to include a bath, pedestal wash hand basin with tiled splashbacks, and a low-level WC, along with a window.

Outside

The property is approached via a hardstanding parking area for 2 cars in front of the garage. A gateway leads to a paved area with a pathway leading to the front door, rear of the garage and to the gardens. The cottage-style garden is positioned to the front of the property and is bordered by well-stocked flower beds, mature shrubs, and trees, and also includes a large pond, small stone outbuilding and a sizeable purpose built wooden outbuilding, a versatile space previously housed a hot tub and used for entertaining with bar/kitchen & seating area, fitted with power & lighting.

The garage is of stone construction and features an up-and-over door, separate pedestrian access, windows, power and lighting, and a concrete floor.

Tenure

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

Services

Mains water and electricity, oil-fired central heating and private drainage to septic tank. EPC Rating: E

Local Authority

Monmouthshire County Council. Council tax band: F

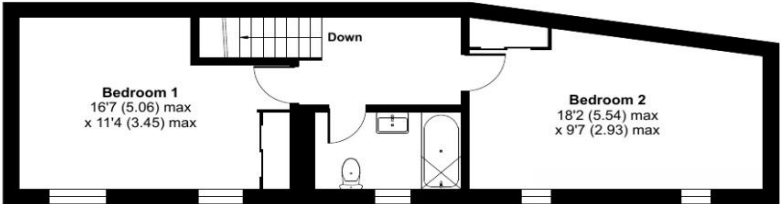
Viewing

Strictly by appointment with the Agents:
David James, Chepstow

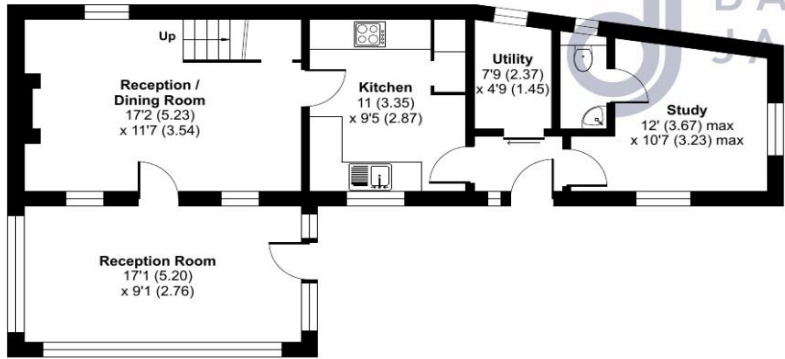


Trelleck, Monmouth, NP25

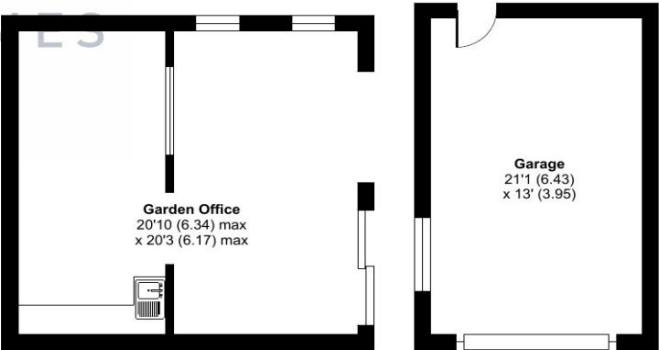
Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 273 sq ft / 25.4 sq m
Outbuilding = 421 sq ft / 39.1 sq m
Total = 1861 sq ft / 172.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David James. REF: 1437219

PLANS AND PARTICULARS
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		