



# THE GARDEN HOUSE

Trellech, Monmouth NP25 4PA

 DAVID JAMES

# THE GARDEN HOUSE

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- A Charming Stone-Built, Period Property
- A Grade II Listed Property
- Enjoying a Central Village Location
- Completely Renovated by the Current Owner
- A Light and Spacious Kitchen / Dining Room
- Two Reception Rooms
- Two Double Bedrooms
- Courtyard and Detached Workshop
- Off-Road Parking

## Guide Price

£499,000

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## DESCRIPTION

A charming stone-built, Grade II listed, semi-detached property situated in the centre of the village of Trellech, originally part of "The Crown Inn", later known as "The Village Green" pub and restaurant. The property enjoys a wealth of character features including solid oak wooden floors, wide windowsills, bespoke solid oak doors and stairs throughout, hardwood window frames, exposed stone walls and beams to the ceiling. The property has been extended and completely renovated by the current owner and offers flexible accommodation including a large kitchen / dining room, characterful sitting room and a tranquil garden room. Offering two spacious double bedrooms, one with an ensuite and a family bathroom on the first floor.

## SITUATION

The property is located in the heart of the thriving village of Trellech which provides a broad range of services including a doctors' surgery, junior school, children's playgroup, village hall, pub and church. The nearby town of Monmouth offers a comprehensive range of amenities with both local and national shops to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the Haberdashers' Schools and Monmouth comprehensive. The village is set amidst the rolling Monmouthshire countryside, whilst offering easy access to major road network links along the A449, towards the M50 in the north and M4 to the south.

## ACCOMMODATION

Entering through a wooden door into the SITTING ROOM, a characterful room with exposed stone walls and a period fireplace housing a wood-burning stove, with a bread oven to one side. A window offers views of the front of the property. This room benefits from solid oak flooring. An oak staircase leads up to a light and spacious KITCHEN / DINING ROOM, benefiting from high-quality fixtures and fittings including a tiled floor, bespoke hardwood window frames in three windows, enjoying views of the rear aspect. The kitchen comprises cream wall and floor units with granite worktops. incorporating a porcelain sink and drainer. A range cooker offers a six-ring gas hob with hot top plate to the side and an extractor fan over. A large kitchen island offers further storage, a wine rack and breakfast bar seating. The kitchen benefits from an integrated dishwasher and fridge/freezer. There is plenty of space for a dining table and chairs. A door leads to an inner porch, offering coat storage and a back door opens to the rear garden.

From the sitting room a door opens to a GARDEN ROOM, offering a wonderful space to relax and entertain, oak steps lead up to glazed doors opening to the rear garden. There are two Velux skylights creating a wonderfully light ambiance. A door opens to a UTILITY ROOM, comprising high gloss wall and floor units, offering ample storage. There is space and plumbing for a washing machine and tumble dryer. Alongside the utility room is a DOWNSTAIRS CLOAKROOM comprising a lavatory, wash hand basin and heated towel rail. Stairs from the sitting room lead down to STUDY/GYM, this space offers many uses, benefiting from a flagstone floor and plenty of space for storage. This room also incorporates a historic well, creating a characterful feature.

## First Floor

A solid oak staircase leads up to the first floor. The MASTER BEDROOM is light and spacious, with wooden beams to the vaulted ceiling and an exposed stone chimney adds further character. A sash window offers far-reaching views of the surrounding countryside. Solid oak steps lead up to an ENSUITE SHOWERROOM comprising a large shower cubicle with rain head shower fitting, a twin wash hand basin with vanity unit, illuminated mirrors, heated towel rail and lavatory. This room also benefits from a Velux window, partially exposed stone wall and tiled floor. Along the landing is a further BEDROOM, a light and spacious double, with windows offering views of the rear aspect. The FAMILY BATHROOM comprises a bath with shower head attachment, lavatory, wash hand basin, illuminated mirror, a window to the side aspect and a tiled floor.



## OUTSIDE

The property enjoys an L-shaped paved rear courtyard, with ample room for parking, various seating areas and space for entertaining. Double doors open from the garden room and there is a further back door with solid oak porch over, opening into the rear lobby. There is a useful hot and cold outside tap. A detached stone-built WORKSHOP, with power and light offers various potential uses, including gym, studio or further office space. There is a useful large purpose-built log shed. There is parking available at the front and private parking to the rear.

## GENERAL

Mains Electricity

Mains Water

Private Drainage – Shared Septic Tank

Oil-Fired Central Heating

Calor Gas Cooker and Hob

Broadband Connection Available

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

## LOCAL AUTHORITY

Monmouthshire County Council

## VIEWING

Strictly by appointment with the Agents:

David James, Monmouth

Tel 01600 712916.

## GUIDE PRICE

£499,000



## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## 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.









## The Garden House, Trelleck, Monmouth, NP25

Approximate Area = 1866 sq ft / 173.4 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 2073 sq ft / 192.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David James. REF: 1472899