



Hillside, Newchurch

Chepstow, Monmouthshire, NP16 6DA



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Set in a commanding rural location with breathtaking views of the Black Mountains and Usk Valley. This large five bedroom house set in 12 acres benefits from garaging and outbuildings

- Elevated rural location on the edge of the Wye Valley Area of Outstanding Natural Beauty
- Far reaching and breathtaking views of the Black Mountains and Usk Valley
- Large detached 5 bedroom family home
- Set in 12 acres of garden and land
- Principal bedroom with ensuite bathroom and two further large shower rooms
- Two reception rooms and dining hall
- Large kitchen/breakfast room
- Conservatory
- Terrace with spectacular views
- Large double garage and range of useful outbuildings including workshop, stables and covered yard

Guide Price
£1,150,000

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Description

Hillside occupies an elevated position in open countryside with breathtaking and far-reaching views towards the Black Mountains and Usk Valley which make this a unique property. This home offers a perfect solution to those seeking a rural life, particularly suiting those with equestrian or small holding interests, yet within commuting distance of the regional cities of Bristol, Cardiff and Newport.

Approached down a private gated tarmacked drive which leads to a large parking area and double garage this comfortable five bedroomed house, includes a principal ensuite bathroom, family shower room and downstairs shower room with large kitchen/breakfast room, two reception rooms, dining hall and conservatory with all main rooms looking across the stunning view.

The gardens offer a large level lawn, rockeries, ornamental pond, vegetable garden areas and paved sitting out areas with a terrace that is positioned to capture the magnificent views. Set in 12 acres which surround the property the land is divided into paddocks and supported by a useful range of outbuildings. Ideal for growing families, or those seeking a country retreat with flexibility for work, leisure or hobby farming.

Vendors Experience

"Hillside with its vast open skies and breathtaking, panoramic views across an immense, undulating valley has been a haven of peace and tranquillity for my family for almost three decades. Scudding clouds sweep and soar high above the valley to the majestic Black Mountains in the world-renowned Brecon Beacons National Park with its iconic Sugar Loaf so beloved by walkers and climbers.

Changing seasons paint a patchwork of colour across fields, farms and isolated homesteads as far as the eye can see.

Wild life galore by day and hooting owls by night add their own magic, helping to make Hillside such a special place for friends and family to relax and immerse themselves in the wonders of the natural world."

Situation

Located on the edge of the Wye Valley Area of Outstanding Natural Beauty this country home falls within the hamlet of Newchurch. Although in a rural setting the property is within easy commuting distance of the regional centres of Bristol (24 miles), Cardiff (31 miles) and Newport (15 miles). The M4/M5 interchange is only 14 miles away. It lies under 2 miles from the B4293 giving access to the market towns of Chepstow and

Monmouth which are just 7 and 13 miles respectively where you can find supermarkets, including M&S, Tesco and Lidl, shopping facilities, leisure centre, bars, restaurants and secondary schools.

The nearby village of Devauden is a thriving community with a village hall that offers numerous activities, a garage and village shop. There are excellent state and private schooling opportunities with the property falling within the catchment of the popular Shirenewton Primary School and Chepstow Comprehensive School with buses from Devauden to the Monmouth Haberdashers schools. Chepstow Park Wood with its myriad tracks is a short distance away for walking, cycling and riding.

Accommodation

An oak frame covered porch frames the front door leading into the entrance hall off which lies a fully tiled downstairs shower room with electric shower, WC and vanity unit with built in wash hand basin. The entrance hall opens out into a dining hall overlooking the lawned garden with staircase to the first floor. The large sitting room with stone faced fireplace has a wood burner and enjoys a triple aspect with trifold doors to conservatory. The large conservatory enjoys panoramic views and is fully tiled with underfloor heating and doors to the garden. A large kitchen/ breakfast room has french doors to the garden, with light flooding in from all sides with an added rooflight. The kitchen is fully fitted with modern cream shaker style units, with induction electric hob and overhead extractor. Quartz sink and worktop, tiled splashback, space for American fridge freezer, built in double oven, further underwork top oven and integral dishwasher. A breakfast bar divides the breakfast area from the rest of the kitchen.

All the main rooms enjoy the aspect overlooking the view. Beyond the Kitchen is a large room currently utilised as a hobby/craft/games room and has a range of fitted units. This room could alternatively be used as a playroom or second sitting room. The utility leads to an enclosed lobby with french doors to the garden. The Utility room is a useful storage area with fitted cupboards, space for washing machine and fridge/freezer.

Upstairs there are four double and one single bedroom. The principal suite enjoys a triple aspect with a panoramic view, built in cupboards and modern ensuite bathroom with built in vanity unit and shower over bath. Bedroom two has a double aspect and fitted cupboards. Bedroom three looks over the lawned garden and has double fitted wardrobes. Bedroom four

overlooks the front and bedroom five is currently used as a hobby room with built in cupboard housing pressurised water tank. The modern good sized family shower room has a large step in non-slip mains shower, vanity unit with wash hand basin and WC.

Outside

Approached off the county lane linking Kilgwrrwg with Newchurch a private tarmacadamed driveway lined with native Monmouthshire hedgerow leads down to and opens out to reveal this stunning location. A large hardstanding area for parking leads to a large double garage with electric doors, further garaging links through to a range of useful outbuildings which include workshop areas, log store, stables and covered yards.

The garden has herbaceous borders brimming with colour from established shrubs and trees. A large level lawn extends out in front of the property with a large terrace for outdoor entertaining from which to enjoy the view. There are areas of rockeries and vegetable garden with a disused greenhouse and pretty pond full of lily's and wildlife. The 12 acres of land surrounding the property is divided into paddocks bordered by a mix of native Monmouthshire hedgerow, post and rail fencing and mature trees.

Services

Mains electricity and water, oil fired central heating, private drainage (septic tank) and Superfast broadband.
EPC rating D

Local Authority

Monmouthshire County Council
Tax band G

Tenure

We are informed the property is freehold, intending purchasers should verify this with their solicitor

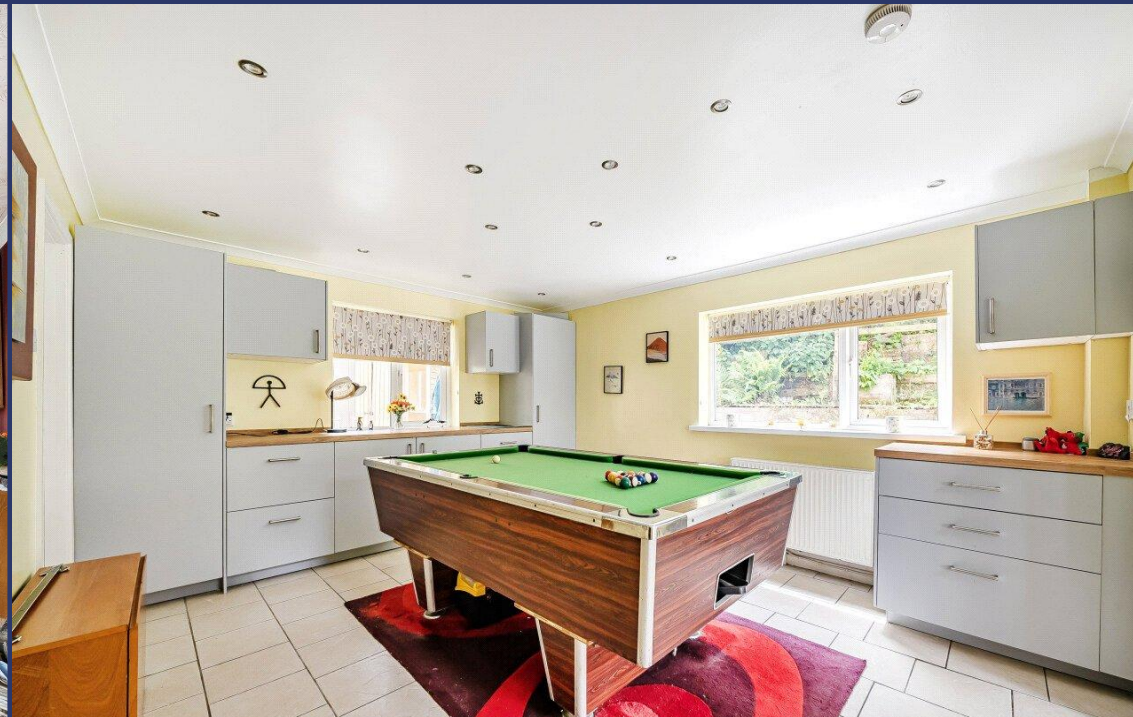
Viewing

Strictly by appointment with the agents David James, Chepstow

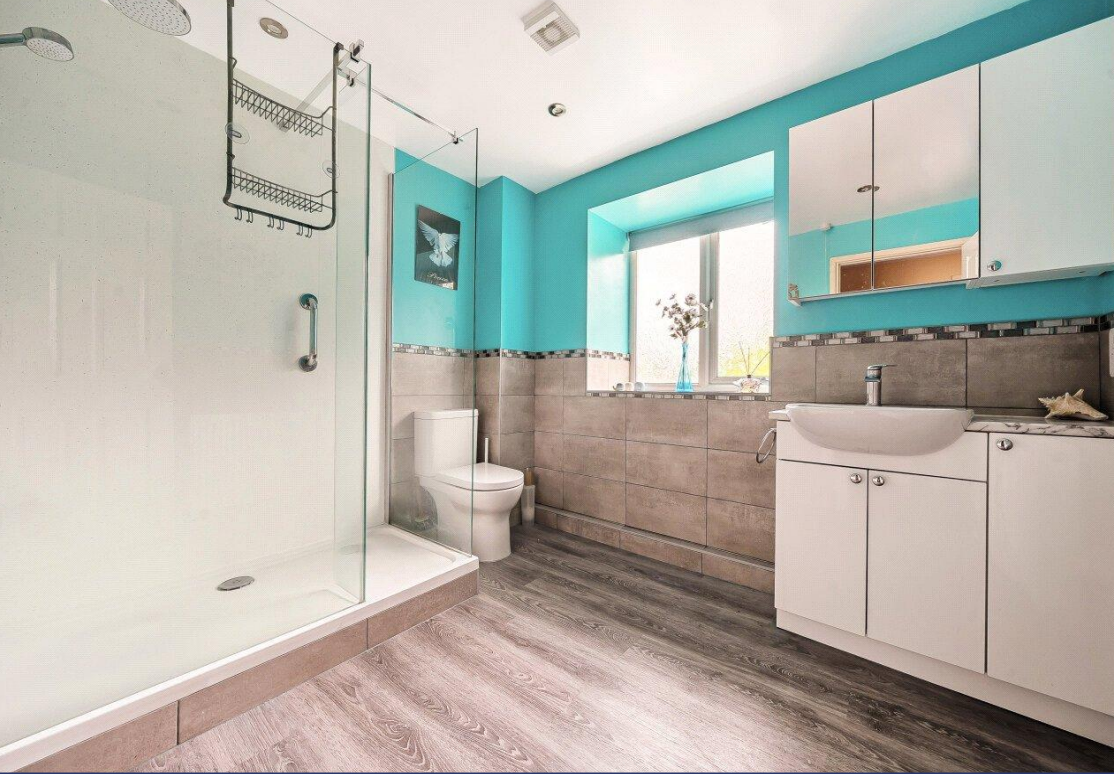
Agents note

A public footpath exists across the top corner of the field beyond the outbuildings hidden from view of the house.











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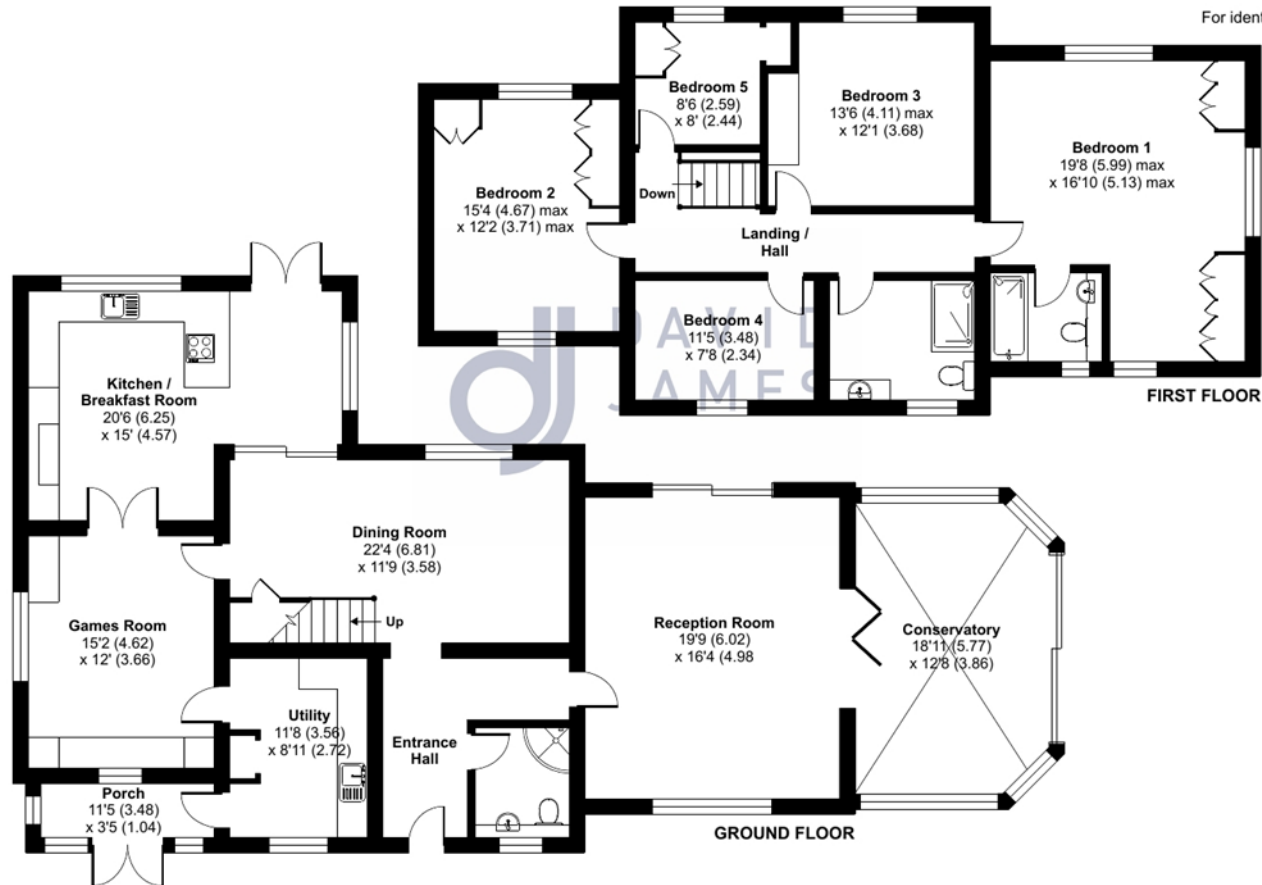
Approximate Area = 2785 sq ft / 258.7 sq m

Garage = 402 sq ft / 37.3 sq m

Outbuilding = 1903 sq ft / 176.8 sq m

Total = 5090 sq ft / 472.8 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). © nchecom 2025. Produced for David James. REF: 1298486

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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		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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