



Trederwen, Trellech Grange

Llanishen, Chepstow, Monmouthshire, NP16 6QW



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- Detached family home set in Hamlet of Trellech Grange
- Lounge
- Dining Room
- Studio / Summer lounge
- Kitchen/ Breakfast Room. Utility Room
- Cloakroom
- Principal suite with dressing area & ensuite shower room
- Four further bedrooms
- Family bathroom
- Set in 1.1 acres
- Beautiful semi-rural location, easy access to commuting links via both Chepstow & Monmouth towns.

Guide Price
£850,000

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Description

Constructed in 1982 on the site of a former cottage, Trederwen is an impressive, detached family residence located within the semi-rural hamlet of Trellech Grange. Set in approximately 1.1 acres of beautifully maintained lawned gardens and woodland, the grounds also offer potential to create a small paddock if desired. A spacious front driveway provides ample off-road parking.

The property has been thoughtfully modernised by the current owner over their 24 years of ownership, creating versatile and well-balanced family accommodation. The heart of the home is a generous family kitchen/breakfast room with adjoining utility, complemented by a formal dining room. The triple-aspect lounge enjoys wonderful open views, flooding the space with natural light.

The former garage has been converted to form a large artist's studio, ideal as a summer lounge or additional reception room. This impressive space is perfect for entertaining, featuring bi-fold doors opening to the front aspect.

To the first floor, the property offers five bedrooms, comprising four doubles and one large single. The principal bedroom benefits from a dressing area and en-suite facilities, while a family bathroom serves the remaining bedrooms.

Trederwen combines space, flexibility, and a delightful semi-rural setting, making it an ideal family home.

Situation

Located in the Wye Valley and within the designated Area of Outstanding Natural Beauty, this detached house is part of the small hamlet of Trellech Grange close to the thriving communities of Trellech and Llanishen. It lies just over a mile from the B 4293 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 Southwest 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 walking distance 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

Enter into a welcoming reception hall which provides access to all ground floor rooms, with a staircase rising to the first floor accommodation, and also serves the downstairs cloakroom, comprising WC & wash hand basin.

The Kitchen/Breakfast Room offers a fabulous space for both families and socialising. The Kitchen is well appointed with contemporary cream fitted units with granite worksurfaces, incorporating the sink unit, with integrated appliances and oil fired stove that provides both heating & hot water, as well as cooking facilities. The granite worksurfaces continue into the breakfast area providing a useful dining/entertaining space, with French doors leading to the patio area. A freestanding wood burning stove compliments the room providing additional heating during the winter months. The utility room is located off the kitchen & provides additional storage, with space & plumbing for washing machine & tumble dryer, with a door providing access to the side aspect.

The dining room is accessed from the reception hallway, a sizeable reception room with solid wooden flooring and window overlooking the rear gardens. Steps lead down to the lounge, a fantastic triple aspect room, designed to make the most of the countryside views with feature stone fireplace housing a woodburning stove, exposed timbers to the ceiling and french doors leading to the side gardens & patio.

An inner hallway leads from the reception hall to the studio, a bright reception room with wooden flooring and freestanding woodburning stove. Windows to both the rear & side aspects and bi fold doors to the front aspect, taking in the garden & rural views beyond.

First Floor Accommodation

A galleried landing serves the five bedrooms and large airing cupboard.

The principal suite benefits from dual aspect velux style windows, a dressing area and en-suite shower room with shower, WC and pedestal wash handbasin.

The second bedroom is a good sized double room with its own wash handbasin. The third and fourth are also double bedrooms with eaves storage, with the fifth being a large single room, currently utilised as a study, all bedrooms benefit from countryside views.

The family bathroom comprises white suite, with bath, shower cubicle, WC & wash hand basin.

Outside

A driveway leads to an extensive parking area to the front of the property and in turn to a large wooden outbuilding providing useful storage. The front gardens are gently sloping and are laid to lawn with a wooded area to the far side. There is a patio and raised decked terrace to the side of the property, which offers a spectacular setting to enjoy relaxation, dining and entertaining. The rear gardens are laid to lawn and could provide a small paddock area if required, all enclosed by hedgerow & backing onto open farmland.

Agents note

What3Words - ///wires.bared.remarking

Tenure

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

Services

Mains electricity, oil fired central heating. Private drainage via septic tank. Private water via Bore Hole, more details available from the agent.
EPC Rating: E

Local Authority

Monmouthshire County Council
Council Tax Band: H

Viewing

Strictly by appointment with the Agents: David James, Chepstow - 01291 626775

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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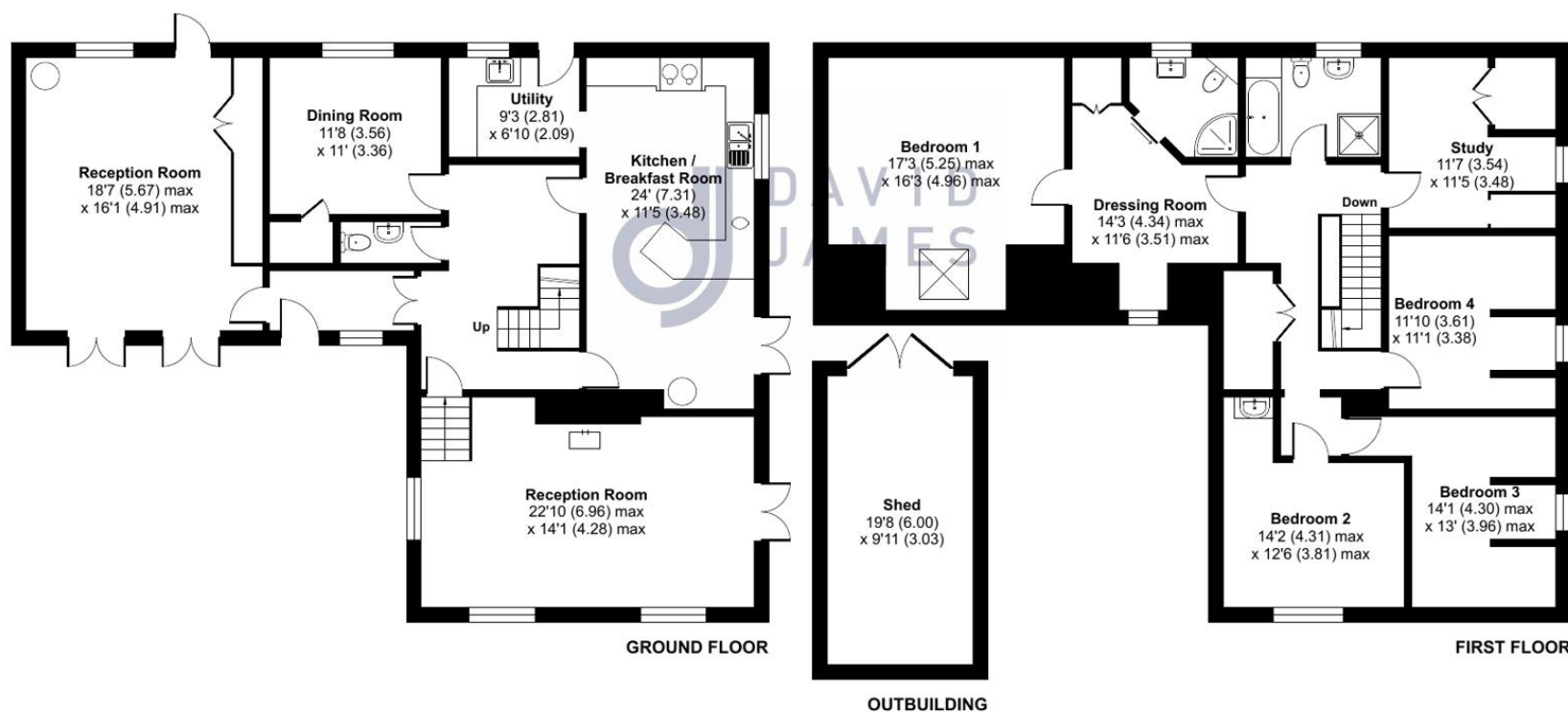
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Approximate Area = 2663 sq ft / 247.4 sq m

Outbuilding = 196 sq ft / 18.2 sq m

Total = 2859 sq ft / 265.6 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). © nchecom 2026. Produced for David James. REF: 1457319