



The Linnets Farm, Mounton
Chepstow, Monmouthshire, NP16 6AF

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Steeped in local history and lovingly restored, this home offers a deceptively spacious country house of immense character set in grounds of 2.37 acres. Versatile property suitable for equestrian use, hobbies, or further development.

- Lounge, Dining Room and Sitting Room
- Kitchen/Breakfast Room, Utility Room
- Three bedrooms, Family Bathroom and ground floor Shower Room
- Several outbuildings to include detached Stable Block, Agricultural Barn and Field Shelter.
- Possibility to extend accommodation into adjoining outbuildings (subject to necessary consents)
- Readily accessible to Chepstow and the Severn Bridge providing direct links to Bristol, Cardiff & London

Guide Price
£950,000

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Description

Nestled in the picturesque hamlet of Mounton, just a stone's throw from the historic town of Chepstow, this enchanting period home perfectly blends character, charm, and modern living. Offering a wealth of versatile accommodation, the property includes three bedrooms, an attic room, a family bathroom, and a ground-floor shower room. The spacious ground floor features a welcoming lounge, a separate sitting room, a formal dining room, a kitchen/breakfast room, and a utility room.

Approached down a gravelled driveway with mature borders, the gardens are a true delight, featuring sweeping lawns, herbaceous borders, vegetable garden, and a greenhouse. The attached former mill presents exciting potential to extend the home, subject to planning consent, while additional outbuildings include a stone stable block with office/tack room above, a tool shed, storage room, cellar and an agricultural barn.

All of this is set within approximately 2.37 acres, offering both privacy and endless possibilities for equestrian use, hobbies, or further development. This property is a rare opportunity to acquire a character-filled home with substantial land in one of Monmouthshire's most desirable locations.

Situation

Situated on the edge of the Wye Valley; an Area of Outstanding Natural Beauty, Mounton is a small hamlet with its own Church and is supported by the nearby village of Pwllmeyric and the Historic town of Chepstow, each providing many local amenities including pubs, restaurants, farm shop and castle. There are a number of very good primary and secondary schools, both state and independent, available nearby including Monmouth Haberdashers Schools and Dean Close St John's on the Hill prep school.

There are an abundance of outdoor activities on the doorstep including canoeing or fishing on the River Wye, exploring Tintern Abbey and running or cycling around the stunning countryside of Monmouthshire and the Forest of Dean with Offa's Dyke and the Wye Valley Walk a short distance away.

The market towns of Chepstow and Monmouth offer a full range of shopping and leisure facilities. Within commuting distance lie the regional centres of Bristol and Cardiff, via the

M48 & M4 Motorways. Rail services are available from Chepstow, Caldicot and Severn Tunnel Junction.

Ground Floor Accommodation

Stone steps lead to the front entrance, where a sturdy wooden door opens into a welcoming reception hallway. A striking wooden parquet floor is complemented by panelled walls and a convenient cloaks area. From here, a staircase leads to the first-floor accommodation, while doors open to the sitting room, ground floor shower room, and through to the lounge. The sitting room offers versatility, currently serving as a home office. Character features include a stone fireplace and exposed ceiling beams, while triple-aspect windows flood the space with natural light, creating an airy and inviting reception room.

A well-appointed ground floor shower room is accessed from the hallway, comprising a shower cubicle, storage units incorporating a vanity wash hand basin, a WC, a ladder-style radiator, and a window to the side aspect.

The lounge sits at the heart of the home, a relaxing space full of character and charm. Exposed beams and a striking deep Inglenook fireplace with oak lintel lend immense character, while dual windows offer views over the side gardens and beyond. Steps on either side of the Inglenook lead through to the dining room.

The dining room is a superb reception space, perfect for entertaining, and full of original features. Original bread ovens with exposed stonework, a feature brick fireplace, ceiling beams, and even original meat hooks create a sense of history and warmth. A built-in corner storage cupboard with aged wooden doors adds both practicality and period charm, while windows frame views across the side and rear gardens.

A stone-arched doorway with a solid wooden door leads into the kitchen/breakfast room, positioned at the rear of the property. Another solid wooden door opens directly to the rear gardens and paddock beyond. Here, painted exposed stone walls and visible timbers set the tone for a rustic yet welcoming space. The kitchen is well-appointed with a range of fitted wall and base units topped with solid granite worksurfaces, incorporating a 1.5-bowl sink unit. There is space and plumbing for a dishwasher and under-counter fridge, along with two recently installed Neff ovens, a hob, and extractor fan. The generous layout allows ample room for a table and chairs. A doorway leads into the utility room, which provides space and plumbing for a washing machine, additional fridge and freezer. The room benefits from tiled flooring and

dual windows to the side aspect, ensuring plenty of natural light.

First Floor Accommodation

A staircase leads from the reception hall to the first-floor landing, where a useful airing cupboard is set to one side. A window with a built-in seat provides the perfect spot to enjoy beautiful garden views. Doors lead off to all rooms from here.

The principal suite is located at the far end of the landing, featuring an apex ceiling with exposed timbers, dual-aspect windows, built-in wardrobes, and a convenient vanity wash hand basin.

Bedroom Two enjoys dual-aspect windows, wooden panelled walls and ceiling, built-in wardrobes, and a wash hand basin. Bedroom Three is a generous single room with built-in wardrobes, exposed beams, and dual-aspect windows to the side.

The family bathroom is fitted with a bath with shower attachment over, pedestal wash hand basin, bidet, WC, and shelving, with a window to the side aspect.

A further staircase leads to the attic room, a wonderfully versatile space with arched windows, a fireplace and boarded ceiling with exposed timbers. There is scope to create a stunning master suite, this room offers exciting potential for the next owners.

Outside

An impressive gateway opens onto a gravelled driveway, leading to the front of the property, providing parking for numerous vehicles. The frontage is beautifully landscaped, with well-established borders and a natural pond, leading on to expansive lawned gardens, an orchard, and the former vegetable garden complete with greenhouse.

A stone archway gives access to the rear gardens, where an original cobbled area sits beside a traditional stone well, a striking focal point. Additional features include a brick-built tool/ potting shed and the oil tank. The rear lawns enjoy open views over the paddock, which is enclosed by post-and-rail fencing.

The paddock itself borders a gentle brook and is further enclosed by post-and-rail fencing and mature hedgerow, and includes a useful field shelter.

Outbuildings

Attached to the side of the property is the former mill, providing covered parking and featuring a mezzanine level for additional storage. Beneath, there are further storage areas, where the Grant oil-fired central heating boiler is located, which has been replaced in recent years. This versatile space, with its exposed stone walls and wooden roof trusses, offers exciting potential for conversion to additional accommodation (subject to the necessary consents).

Adjoining the barn is a useful storage room with a high ceiling and solid wooden door. To the right of the entrance to the main house are stone steps that lead down to the cellar, where original cobbled flooring and a fireplace add to the property’s period charm.

Across the courtyard from the main house stands a substantial agricultural barn with dual entrances. Adjacent to the barn, a wooden gateway opens to an attractive detached stone stable block, providing three stables. A staircase to the side gives access to an office room above. A courtyard to the front of the stables offers vehicular access to the main road, as well as to the side of the barn, which in turn leads to the paddock.

Directions

What Three Words: paying.noun.hogs

Services

Mains water and electricity, drainage, oil fired central heating and hot water. Alarm system.
EPC Rating: D

Local Authority

Monmouthshire County Council
Council Tax Band: H

Tenure

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

Viewing

Strictly by appointment with the Agents:
David James Chepstow. Tel: 01291 626775

Ref: CHE250158



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

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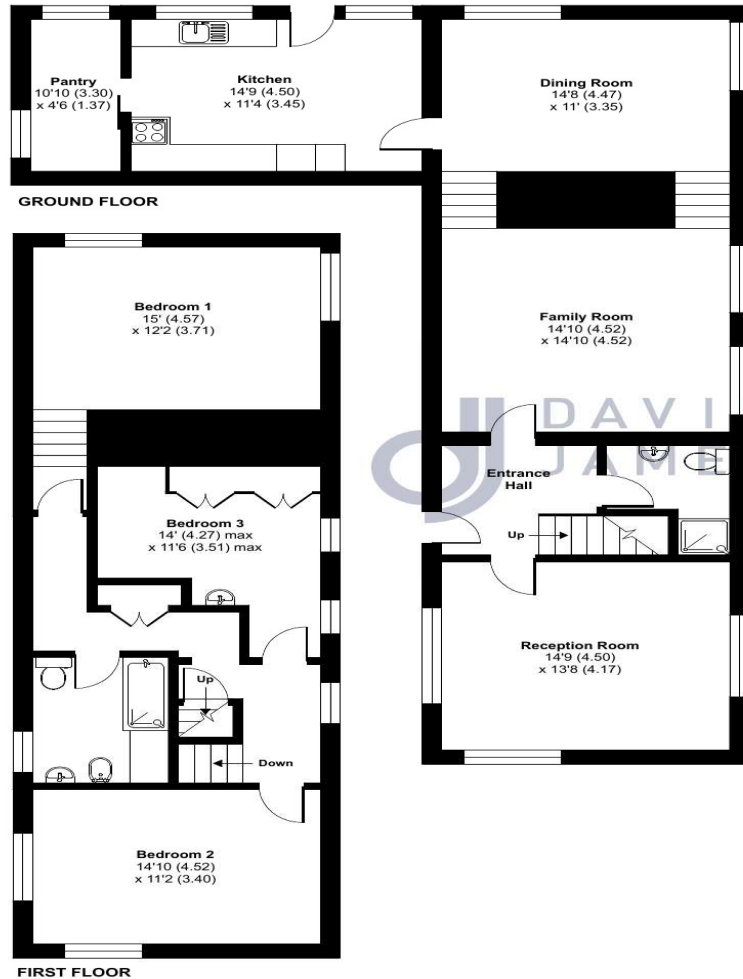
Chepstow, Monmouthshire, NP16

Approximate Area = 2343 sq ft / 217.7 sq m

Outbuilding(s) = 4600 sq ft / 427.3 sq m

Total = 6943 sq ft / 645 sq m

For identification only - Not to scale



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