

Glyn Farm

Devauden, Chepstow




ROSCOE ROGERS KNIGHT
Town and country properties



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Devauden, Chepstow

Set in a truly idyllic, rural location in an area of outstanding natural beauty is this substantial country residence occupying approximately 12.28 acres of exquisite grounds and lush pastureland. This exceptional 18th century farmhouse has been sympathetically extended and renovated over the years enjoying excellent levels of privacy with quality joinery and craftsmanship throughout. Offering bright and spacious accommodation spread across two well-appointed floors featuring five generously sized bedrooms, four versatile receptions and four bathrooms. Private sweeping driveway, triple garage and large stone outbuildings.

Traditionally constructed in stone with a painted rendered exterior and inset Accoya wooden framed windows and doors set under pitched slate roofs. Internal features include but are not limited to oak boarded and wooden panelled doors, original exposed beams and trusses, ornate covings and ceiling roses, inglenook fireplaces, low voltage downlighters and combination of oak boarded, Indian slate and herringbone flooring. An oil fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the pebbled driveway via a paved pathway leading to a feature portico entrance and through a part glazed wooden panelled door with complementary side panel into:

ENTRANCE LOBBY: 5.94m x 4.03m (19'6" x 13'3") average

Windows and French door to front accessing courtyard garden. Turning staircase with oak newel posts and glass panels up to first floor galleried landing. Protruding chimney breast with feature inset "Contura" Woodburner with wooden mantel over. Doors into the following:



LIVING ROOM: 5.28m reducing to 3.59m x 6.65m (17'4" reducing to 11'9" x 21'10") average
Windows to front, back and side elevations. Stone inglenook fireplace housing wood burner set on a slate hearth with wooden mantel over. Recesses either side with display shelving. Door into cold room with window to side and full height wooden shelving along three sides. Power and light.



STUDY: 5.47m x 2.58m (17'11" x 8'6")

Windows to front. Bespoke fitted bookcases along two sides. Open fireplace with wooden mantel over. Door into.



CLOAKROOM:

Window to side. A white suite comprising a low-level W.C and pedestal wash basin with mixer taps.

DINING ROOM: 8.41m x 4.07m (27'7" x 13'4")

Bay window to front with views of the property's exquisite grounds. Cloaks cupboard with wooden slatted shelving. Wide opening into:



OAK ROOM: 7.38m x 4.75m (24'3" x 15'7") max

A beautifully constructed and extensive reception room glazed to two sides with two skylights to the side and sliding doors to front with matching side panels accessing seating area. panoramic views of the property's extensive grounds. Under floor heating.



UTILITY ROOM: 3.83m x 2.29m (12'7" x 7'6") max

"U-shaped" room with window and external door to back. Butchers block work top along one wall with inset one and half bowl sink and side drainer. A range of wooden panelled cupboards and drawers set under with integrated dishwasher. Complementary tall unit housing oven/grill and microwave. Recess with space and plumbing for washing machine/tumble dryer and Integrated storage cupboard with full height shelving. Boiler cupboard housing Worcester boiler and water cylinder.

KITCHEN/BREAKFAST ROOM: 5.84m x 4.62m (19'2" x 15'2")

Skylight and windows to back. Feature full height triangular gable window and French doors to side with matching side panels. A beautifully designed "Sigma 3" country kitchen with Granite worktops and uprights, matching central island unit housing one and a half bowl sink and instant hot water tap. A range of grey panelled cupboards and drawers set under with integrated wine fridge. Everhot cooking range with induction hob and concealed circulating fan over. Complementary wall mounted cabinets and tall units with space for American style fridge/freezer.



From entrance lobby up turning staircase to:

FIRST FLOOR GALLERIED LANDING:

Window to front. Airing cupboard with full height wooden slatted shelving and storage. Doors into the following:



BEDROOM FIVE: 3.61m x 2.39m (11'10" x 7'10") average

Dual aspect windows to front and side. Integrated cupboard with storage and shelving.



BEDROOM THREE: 3.87m (max) x 3.73m (12'8" x 12'3")

Window to back with far reaching views of the property's grounds and neighboring pastureland. Door into:



EN-SUITE SHOWER ROOM:

Window to back. A contemporary white suite comprising a low-level W.C, pedestal wash basin and shower enclosure with mixer valved and head on adjustable chrome rail. Extraction fan at high level.



BEDROOM FOUR: 2.85m x 4.10m (9'4" x 13'5")

Two Windows to front with pretty garden views. Integrated storage cupboard with shelving.



INNER HALLWAY: 4.15m x 2.75m (13'7" x 9'0")

Vaulted ceiling with window to front. Tall cupboard with shelving and storage.

BEDROOM TWO: 4.57m x 3.05m (14'12" x 10'0")

Window and French doors to back accessing balcony with seating area and far-reaching countryside views. Walk-in wardrobe with fitted hanging rails, shelving and ample storage along two sides.



FAMILY BATHROOM:

Window to side and skylight A modern white suite comprising a low-level W.C, pedestal wash basin with mixer taps, free standing roll top bath with central taps and separate handheld attachment and double width shower enclosure with mixer valve and rain shower head. Roof access hatch. Wooden panelling along one wall.



EN-SUITE SHOWER ROOM:

Window to back. A contemporary suite comprising a low level W.C, vanity unit with inset wash basin and double width shower enclosure with mixer valve and rain shower head over.



BEDROOM ONE: 5.01m x 4.26m (16'5" x 13'12") average

An incredibly spacious principal bedroom suite with dual aspect windows to front and side elevation enjoying panoramic views of the property's extensive grounds. Door into walk in wardrobe with fitted hanging rails, shelving and ample storage along two sides. Roof access hatch.



EN-SUITE BATHROOM:

Window to side. A modern suite comprising a low-level W.C, vanity unit with Corian top and inset wash basin, free standing rolltop bath with central mixer tap and central handheld attachment and double width shower enclosure with mixer valve and rain shower head over. Chrome ladder style radiator. Extraction fan at high level.



**OUTSIDE:
GARDENS:**

Glyn Farm is reached by way of a quiet country lane leading to a long, sweeping driveway flanked by low-level stone walls. This elegant approach meanders through manicured shaped lawns, eventually opening onto a spacious pebbled car park with space for multiple vehicles. A beautifully paved pathway extends from the car park to the feature portico entrance, seamlessly connecting to a generous sun terrace with seating area, capitalising on the property's enviable location and meticulously landscaped grounds. Set behind a five-bar wooden gate, there is an additional parking area bordered by well-maintained herbaceous plants, providing access to the attached triple garage and clock tower. Built to match, with a concrete base and two electric garage doors to the front. Adjacent to the garage, a charming two-story dwelling offers potential for transformation into a guest annex complete with separate office space. The rear gardens ascend to a series of elevated terraces, the main one featuring a charming pergola draped in lush grapevines ideal for alfresco dining and entertaining. At the top of the garden, a large outbuilding that was once used for sheltering livestock is now repurposed as a spacious storage area for garden machinery and tools. Next, a stone constructed potting shed with matching construction to the main dwelling. Tucked in the corner, a pathway opens up into a thoughtfully designed "edible garden," featuring a vibrant array of raised beds, a thriving fruit cage and green house. The final section of rear garden is a creatively designed sunken maze with intertwining pathways leading to another raised seating area and log storage bay. The gardens and grounds beyond total approximately 12.28 acres featuring 3 distinct and enclosed paddocks ideal for grazing livestock with road access. Set to the side, a beautifully landscaped park-like garden and orchard with scattered fruit trees and well-stocked pond.

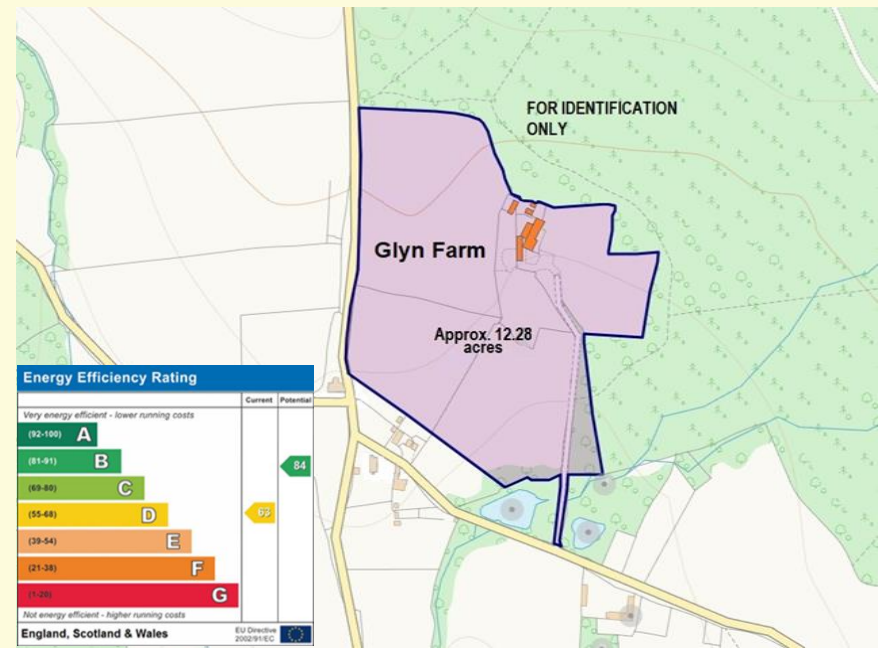
Asking price of £1,750,000

SERVICES:

Mains electricity and water. Oil fired central heating and private drainage. Council Tax band I. EPC Rating D.

DIRECTIONS:

From Monmouth take the B4293 towards Chepstow through Trellech and Llanishen. Upon entering Devauden bare right turn at the triangle then take another right signposted Wye Valley archery. Continue on this road for approximately 0.8 miles then take a left. The entrance to Glyn farm can then be found after 200 yards on the left-hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

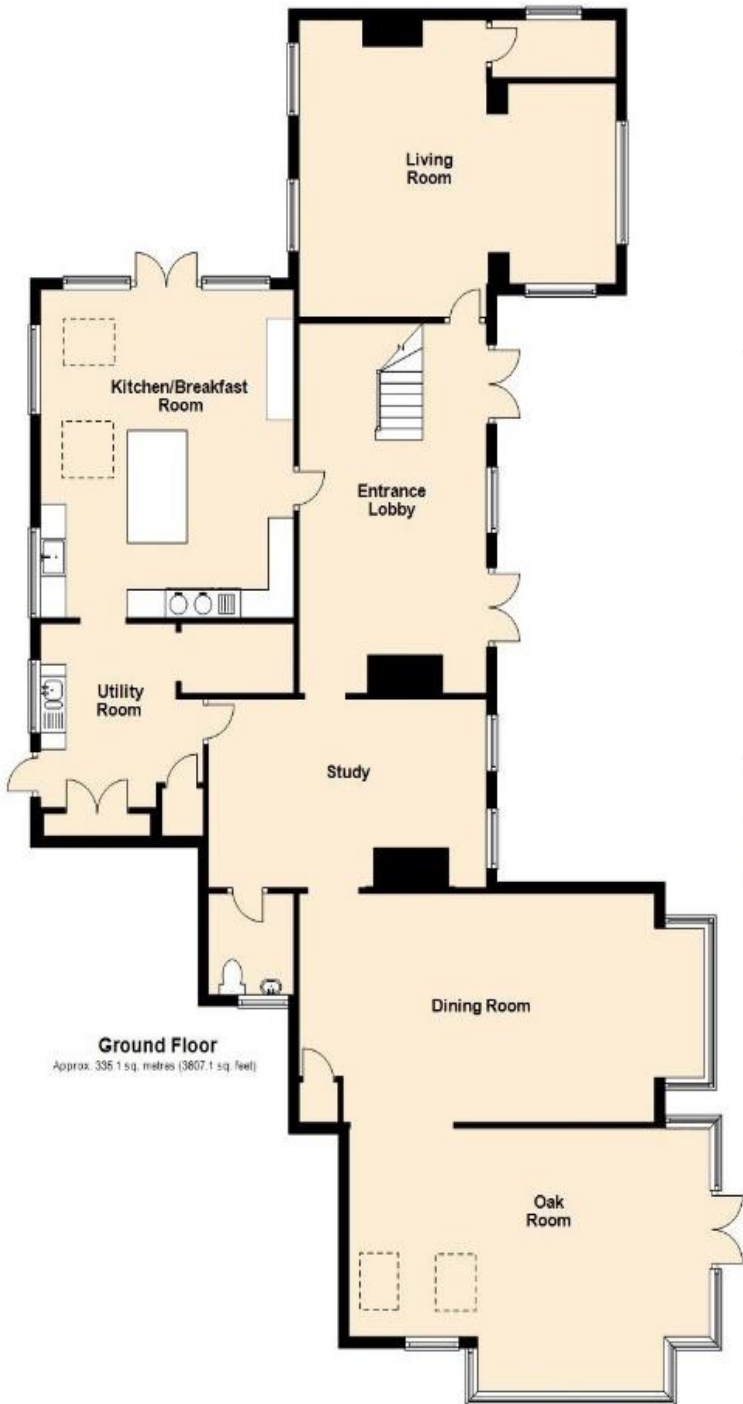
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Total area: approx. 498.3 sq. metres (5364.0 sq. feet)

