



Dean House,
Trellech, Monmouthshire.

**De Clere Way, TRELLECH,
Monmouthshire, NP25 4NY**

The property is situated on the rural edge of this popular small village with its Ancient Church, a Primary School, Doctor's Surgery, Village Hall and a former coaching Inn which is still open. A wider range of facilities are to be found in the County Town of Monmouth, which is located approximately 6 miles distant, with its diverse range of facilities and amenities including the highly regarded Private Secondary Schools as well as an excellent Comprehensive School. Monmouth also has the A449 dual-carriageway connection to the Midlands with South Wales, whilst Chepstow is approximately 11 miles distant with its famous racecourse as well as the renowned Severn Bridge and access to the M48 motorway and beyond.

A well-maintained, Contemporary Detached Family Residence,
situated on a select cul-de-sac adjacent to fields but near to the centre of the village
and standing in mature well-stocked level gardens

DEAN HOUSE

This property is on the market for the first time since being built, it is constructed of brick and blockwork, the front elevation being faced with local sandstone, whilst the rear elevation is rendered and painted and the roof is of Welsh Slate with the customary underfelt. The accommodation, which possesses a great deal of character is surprisingly spacious and comprises:

Front door to **On the Ground Floor:**

ENTRANCE HALL, 11' x 5'10", a "U"-shaped area with solid floor having fitted pale beige carpet, nicely detailed plaster coving, ceiling Roses and dado rail. One double panel radiator, central heating room-stat, one double and one single power points. Door to Understairs Cupboard with cloaks hanging space and also housing the electricity trip box. A central staircase with turned balusters leads off. Cloakroom with vinyl floor covering, white suite of close-coupled low-flush w.c., and wash hand basin having a mixer tap and a tiled splashback.



STUDY, 11'6" av. x 8'6" with front and side aspects, pale beige fitted carpet, one single panel radiator, telephone point, T.V. aerial point and two double power points.

Part glazed double doors lead from the hall to a pleasant, spacious

◀ **DRAWING ROOM 23'6" x 12'8"** enjoying three aspects with an outlook over the rear garden. There is a fitted carpet, a feature open fireplace with a dark Oak surround, a marble type hearth and insert having a coal effect Propane living gas fire. Two double panel convector radiators, four double power points, two wall light points and a T.V. aerial point. French windows and side panels lead out to the rear garden.



Another pair of part glazed double doors off the hall gives access to the

◀ **DINING ROOM, 16' x 12'1"**

A well-lit room enjoying three aspects, solid floor with fitted pale beige carpet, a coved ceiling, two ceiling Roses, one double panel radiator and four double power points.

KITCHEN / BREAKFAST ROOM, 14'8" min. x 12'8"

With a solid floor having mottled ceramic tiles, pleasant views over the rear garden, a range of lightwood kitchen units comprising base units providing drawer and cupboard space, wall cupboards and display cabinets and shelves, light speckle patterned working surfaces, beige tiled to the rear. Inset single drainer stainless steel sink unit with ¼ turn mixer tap, built-in Indesit double oven, a four-zone induction hob, integrated Sharp

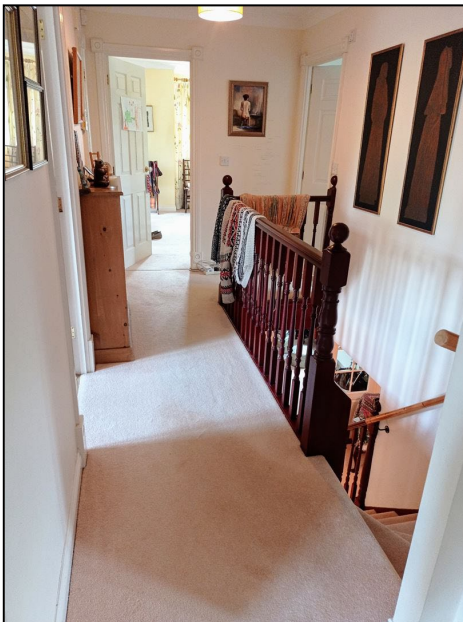
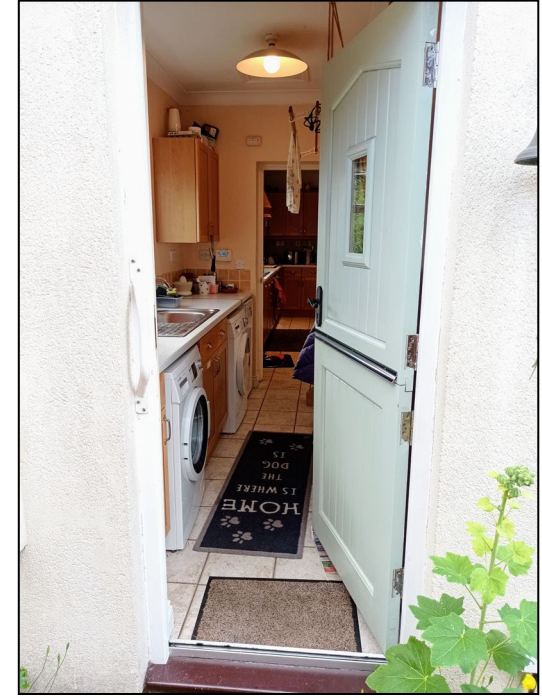
dishwasher, Whirlpool microwave and an integrated larder fridge. One double panel radiator, telephone point, recessed spot lighting, two double power points and dedicated appliance points. ▼





◀ **MORNING ROOM / SNUG**, 12' x 10' with two aspects, solid floor having fitted green carpet, one double panel convector radiator and two double power points.

UTILITY ROOM 10' x 5', with view to the rear garden, ceramic tiled solid floor, a single drainer stainless steel sink and cupboard to co-ordinate with the kitchen units, beige tiled to rear, recess and plumbing for an automatic washing machine and tumble dryer. One single panel radiator, dedicated appliance points, one double and one single power points. Electricity trip box, newly installed replacement Worcester oil-fired boiler. Hatch to roof space and a divided stable style door to the exterior. ▶



Stairs to On the First Floor:

◀ **LANDING**, 14'1" av. long, a light and airy space with a fitted pale beige carpet, one single panel radiator and a hatch to the roof space. Airing Cupboard with a lagged hot water cylinder having a standby immersion heater and a circuit from a pair of roof-mounted solar water-heating panels.



◀ **MASTER BEDROOM** 14'1" x 12'11" a double room enjoying two aspects, fitted pale beige carpet, one single panel radiator, two double and one single power points. Arch through to **DRESSING ROOM**, 9'1" x 4' min. with extensive fitted wardrobe cupboards having raised and fielded panelled doors and providing hanging and shelf space to both sides. Obscure glazed window. One single panel radiator, **EN-SUITE BATHROOM**, 9'1" x 7'4" av. with half-tiled walls with feature frieze tiles, white suite of pedestal wash hand basin with mixer tap, a panelled bath (h & c), a low-flush w.c. with a concealed water cistern and also a separate built-in fully-tiled shower with a "Piza" mixer shower and a plate glass door.

BEDROOM (2), 12'10" x 12' av. another double room with front aspect, fitted pale beige carpet, a coved ceiling, one single panel radiator, two double and one single power points and a T.V. aerial point. The **EN-SUITE SHOWER ROOM** off 4'5" x 4'3", has a white suite of low-flush w.c., a vanity unit incorporating a wash hand basin and a shower cubicle with a "Piza" mixer shower. Extractor fan. ▶

BEDROOM (3), 12'8" x 9'5", a double room with outlook over the rear garden, fitted pale beige carpet, coved ceiling, one single panel radiator and two double power points.

BEDROOM (4), 10'9" x 7'11" av., another double room also with rear aspect, one single panel radiator, one double and one single power points.



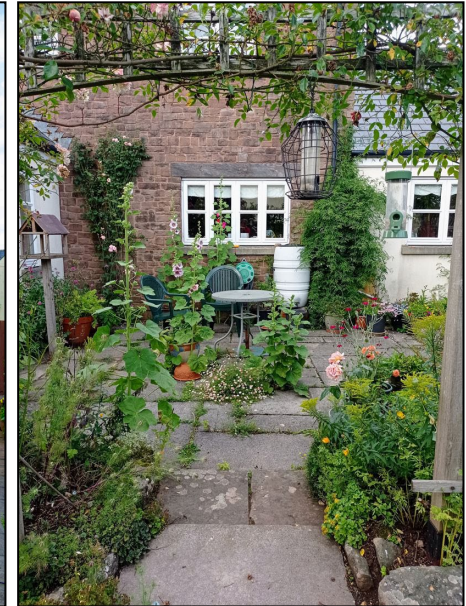
FAMILY BATHROOM, 8'3" x 7'1" with half-tiled mottled cream walls with a feature frieze, vinyl floor covering, white suite of wash hand basin with mixer tap incorporated in a vanity unit, close-coupled low-flush w.c., panelled bath (h & c), built-in glass Shower with "Piza" mixer shower. Wall mounted double spotlight, one double panel radiator and a shaver point.



OUTSIDE

The property is approached from a branch off the cul-de-sac leading to a good sized, brick paved parking/turning area, flanked by herbaceous borders and giving access to the **Detached Double Garage, 21'7" x 18'6"** standing under a felted and pan-tiled roof, with an array of twelve solar panels installed. There are two wooden up and over doors, a concreted floor and a part glazed side personnel door from the rear garden. At present the garage is partitioned off to provide a convenient Workshop and there is extensive fitted shelving, two double and one single power points and photovoltaic control panel. The brick paving continues

towards the front of the property and a paved path flanked by gravelled areas leads to the front of the property. Another paved path leads past the side of the garage to the rear garden where there is a paved patio to the immediate rear of the residence, ideal for outdoor dining. Nearby is a small pond with a mature water-lily, this area is home to thriving climbing Roses and Honeysuckle. There is a good sized level lawn featuring a mature Japanese Maple, the lawn being bordered by well-established shrub/herbaceous borders giving the garden an atmosphere of a cottage garden with the diverse variety of plants providing colour, foliage and fragrance throughout the year. To the rear of the garage, a paved path leads to a productive vegetable garden with an Aluminium framed Greenhouse. The oil storage tank can also be found in this area.



SERVICES

Mains electricity, water and drainage are connected. Telephone (subject to Telecommunications company transfer regulations). Oil-fired central heating is installed.

PRICE

Offers in the region of £675,000 are invited for this uniquely attractive property.

HISTORIC NOTES

Dean House is situated adjacent to farmland at the edge of this historically interesting small village, but close to the village centre. It is understood that the village in the medieval era was one of the largest townships in Wales and is believed to have been established by the De Clare family from which the cul-de-sac gets its name. The family were apparently connected with the local sourcing of iron and charcoal, which were invaluable in the manufacture of armaments to aid military campaigns in Wales. Local history tells us that much of the village was destroyed in hostilities in 1291, as well as suffering the adverse effects of later hostilities associated with Owain Glyndwr in the early 1400s. The structure of the village's church of St. Nicholas is said to date from the 13th and 14th centuries. The route through the village was undoubtedly of great importance, as evidenced by the Lion Inn which was a coaching inn and which is still open today. Other historic sites close to the village include St. Anne's Well, which is just out of the village close to the lane leading to Tintern. The water from this well is considered by some to have healing capabilities. Harold's Stones, also to be found close to the village, consists of three standing stones of the locally found conglomerate type with granite pebbles embedded in sandstone. This type of stone was also utilised locally to fashion cider mill stones, being suitable for the purpose as they could be sculpted to shape but were very hard wearing due to the granite content.

For those interested in walking, in the immediate area there are pleasant walks available, with the infamous Wye Valley, the Forest of Dean and the Offa's Dyke path within convenient travelling distance.

TENURE

Freehold.

OUTGOINGS

The property is banded in Band "H" for Council Tax purposes.

POSSESSION

Vacant Possession upon completion.

VIEWING

Strictly by appointment please through the Sole Agents.

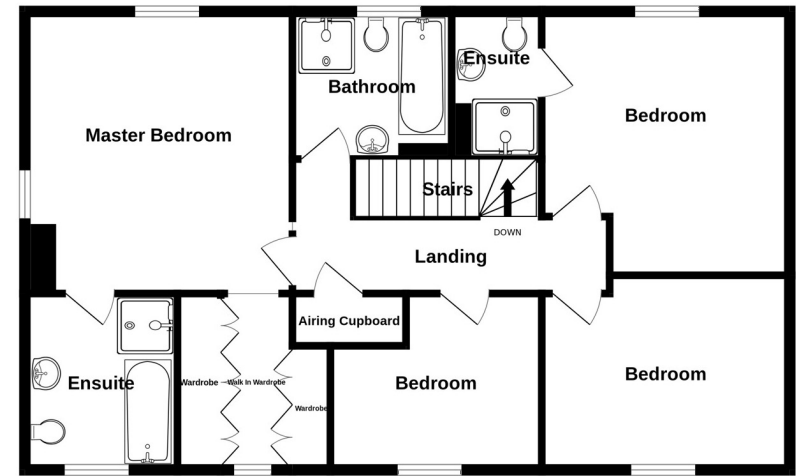
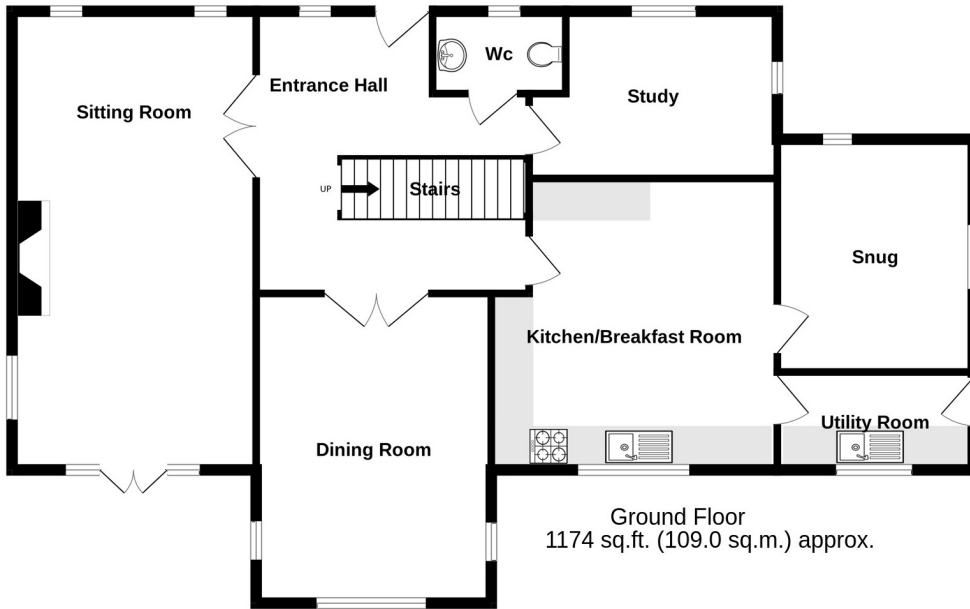
APPROACH

The postcode relating to the property is NP25 4NY. The property is best approached from the centre of the village by taking the turning into Greenway Lane on the corner immediately adjacent to the Red Lion, then take the first right turning into De Clere Way and Dean House will be found on one's right hand side.
The property may be found by what3words: ///token.timer.elect

Google Map:



Scan the QR code or visit the link:
<https://tinyurl.com/5n8u424f>



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's current energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

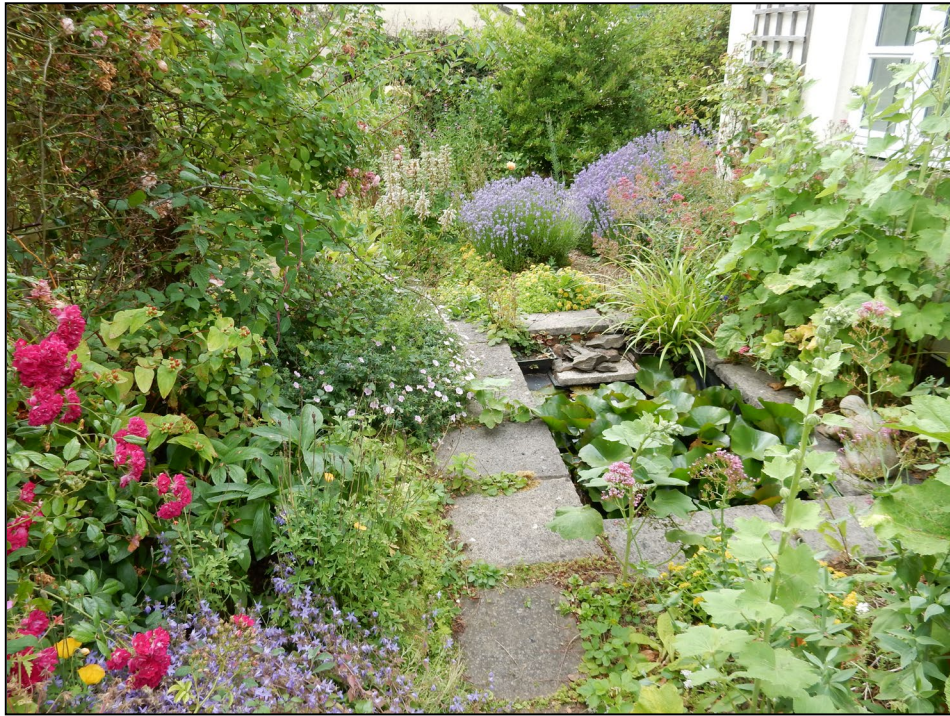
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Scan the QR code or visit the link:
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