



**Avarla**

Tabernacle Road, Llanvaches, NP26 3BL



# Avarla

Tabernacle Road, Llanvaches,

NP26 3BL

- Stunning and beautifully appointed family home with detached annex situated in a most sought-after edge of village location
- Finished to a particularly high-specification throughout with bespoke fixtures & fittings
- Impressive double height entrance hall
- Stunning open plan kitchen/ dining/ family room.
- Gracious formal living room and further additional sitting room
- Five double bedrooms, principal & guest suite with own dressing room and ensuite bathrooms, bedroom three with ensuite facilities and a family bathroom
- Separate three bedroom annex offering versatile accommodation
- Garaging
- No onward chain
- Excellent access to M4/M48 Motorways and local train stations

## Guide Price

# £1.75 Million

6 Manor Way, Library Place, Chepstow,  
Monmouthshire, NP16 5HZ  
chepstow@david-james.co.uk  
Tel 01291 626775  
www.david-james.co.uk

## Description

This stunning, beautifully appointed home has been finished to a very high standard and enjoys beautiful far reaching countryside views located on the edge of the much sought after village of Llanvaches. Set in a generous level garden and providing almost 6,000 sq ft of accommodation this is a truly magnificent and versatile family home with the benefit of a separate detached annex/garaging creating the ideal opportunity for multi-generational living.

Approached through electric gates the driveway bordered by lawn leads to the rear of the property and in turn to the annex, garage and ample parking.

Stepping into the main house the spacious double height reception entrance hall sets the tone of the light spacious feel throughout the property. The ground floor accommodation comprises a large kitchen/breakfast/family room, formal living room, separate sitting room, large utility room, cloakroom and walk-in cloaks cupboard, whilst the first floor boasts five bedrooms. The principal suite offers a dressing room and luxurious full ensuite bathroom, bedroom two also has its own dressing room and ensuite facilities and the third bedroom an ensuite. There are two further double bedrooms and a family bathroom. The finish and attention to detail in all the rooms is exquisite enhanced by neutral tones with bespoke fixtures and fittings.

The three bedroom annex is a versatile building currently providing ground floor and first floor accommodation with a single garage. The ground floor provides, like the main house a fabulous open plan living/ kitchen with utility and downstairs shower room with two bedrooms and bathroom. The annex has the option to be reconfigured to provide a triple garage with first floor accommodation over if so required.

## Situation

Situated on the edge of the highly desirable village of Llanvaches there are a number of facilities nearby including the Rock & Fountain and The Woodland Tavern in nearby Llanvair Discoed. Wentwood Forest is on the doorstep providing walking and cycling opportunities for outdoor enthusiasts. Chepstow, Caldicot, Langstone and Magor provide a range of facilities including primary and secondary schools, doctors and dentists and between them offer a full range of food stores including Waitrose and M&S food store.

Being just under half a mile from the A48 easy access to the motorway network is gained via J2 of the M48 being 8 miles and J24 of the M4 just 5 miles away. The property lies equidistant between Bristol and Cardiff both being approx. 24 miles away.

Good rail links to London, Cardiff, Bristol and Newport from Severn Tunnel junction station is just over a 10 minute drive away and to Birmingham from Chepstow Station just over a 15 minute drive

## Accommodation

### Ground Floor

Enter the property via an open porch which leads into a welcoming spacious reception hall with double height ceiling, the ground floor has the benefit of underfloor heating throughout. An impressive wooden staircase leads to the first floor galleried landing, with doors leading to ground floor rooms and walk-in cloaks cupboard. The cloakroom comprises designer sink set on a wooden vanity unit, WC, tiled floor and window.

Accessed from the hallway is the stunning open plan kitchen/ dining/ family room designed and fitted by locally based Quails Interiors providing an extensive range of bespoke walnut wooden units with solid marble worktops. Two feature central islands are complimenting the kitchen units providing further storage with solid marble worksurfaces incorporating a twin sink unit and breakfast bar providing seating for up to six people. There is a Stoves range cooker with a seven burner gas hob, twin ovens, grill and extractor fan above, along with integrated microwave, twin dishwashers, larder cupboard and pull out spice drawers and recycling compartments.

The dining/ family area affords excellent versatile space with windows taking in the far reaching countryside views, two sets of French doors open out to the patio and garden, providing the perfect space for dining al fresco whilst entertaining friends and family. Located behind a bespoke walnut cabinet is the air conditioning unit providing extra comfort for both the warmer summer and cooler winter months.

The formal living room is accessed from the reception entrance hall, the focal point of the room is the large feature fireplace with marble hearth having the facility for a woodburning stove to be fitted if so desired, along with statement flooring having a hard wood area surrounding the luxurious carpet, creating the perfect space for both relaxing and entertaining.

Designed and fitted with windows and five sets of french doors to three aspects providing access to the gardens, creating a light and bright reception room whilst enjoying far reaching countryside views.

Accessed from the reception hall is the sitting room, a relaxing, cosy family room fitted with French doors leading to the gardens and doorway through to the utility/boot room, designed and fitted with bespoke solid walnut units and marble worksurfaces incorporating twin sink unit, integrated dishwasher, space and plumbing for washing machine, tumble dryer and fridge/freezer and integral walnut breakfast bar and bespoke walnut seating area. A window overlooks the front gardens and a doorway provides access to the rear parking area.

## Accommodation

### First Floor

A turned staircase with solid walnut treads leads to the spacious walnut balustrade landing with full height apex ceilings and relaxing seating area, a bespoke walnut cabinet houses the first floor underfloor heating manifold.

On entering the principal suite you are greeted by an open dressing area fitted with walnut units and dressing table with access to both sides leading to the spacious bedroom fitted with a bespoke walnut corner storage unit and cabinet housing the air conditioning unit, there is space for a super king size bed with matching walnut bedside units facing the picture window offering far reaching countryside views, a truly spectacular room leads through to the principle dressing room designed and fitted with a range of solid walnut wardrobes with mirrored doors and central walnut island providing further storage. A door leads out onto a private balcony with far reaching countryside views. Steps lead down from the dressing room to the en suite bathroom having matching twin sinks set on solid walnut vanity units and a freestanding bath enjoying far reaching countryside views. The double walk in shower is fully tiled and incorporates a useful corner seat. A doorway leads through to the separate cloakroom with WC, extractor fan and door to eaves storage.

The second bedroom/ guest suite is located across the galleried landing a spacious room with the benefit of a walk in wardrobe/dressing room and ensuite shower room, fitted with walk in shower, WC and walnut vanity wash hand basin. Bedroom three also benefits from en suite shower/wet room with Wc and vanity wash hand basin. There are two further double bedrooms with one currently utilised as a study taking in the fantastic countryside views.

The family bathroom comprises dual ended freestanding bath with external pillar taps, WC and designer sink set on a walnut vanity unit.

### Annex / Garage

A substantial detached dwelling currently providing accommodation over two floors however the ground floor could revert back to the original design providing a triple garage with annex accommodation on the first floor only if so desired. Enter into a hallway with stairs to first floor and access to the single garage with tiled flooring and access to a shower/wet room with WC and wash hand basin, also leading through to the utility room at the rear of the building.

The spacious reception room previously the large garage been designed with several sets of bi fold doors providing access and has had planning approved to utilise as ancillary accommodation creating an open plan kitchen/dining and lounge area. The kitchen has been designed and fitted by Quails Interiors and comprises a range of wooden units with solid granite worksurfaces, with integral fridge and freezer, space for a range cooker. A matching central island compliments the kitchen having a walnut breakfast bar and integral double sink, with two dishwashers and wine fridge integrated below.

A doorway leads through to the utility/boot room fitted with a range of units incorporating a sink unit and space for washing machine and tumble dryer. Double doors lead into a walk in cloaks cupboard and gas central heating boiler. A stable door provides access to the rear of the building.

The first floor accommodation provides two/three double bedrooms with a bathroom fitted with bath, shower cubicle. WC and twin vanity wash hand basins.

### Outside

Accessed by electric gates, the cobbled driveway leads to the rear of the property driving through an undercover area with two sizeable storage sheds, located by the main entrance to the property and in turn to the garage / annex with ample parking for numerous vehicles.

The gardens are laid to lawn with several paved seating areas leading to the sunken jacuzzi, BBQ area and sunken trampoline, all taking in the beautiful countryside views. To the rear of the property is the vegetable garden and impressive detached greenhouse with raised beds.

## Services

The property benefits all mains services to include gas central heating.

Annex benefits from oil central heating

Solar panels and battery further details can be obtained from the agent

EPC rating TBC

## Local Authority

Newport City Council. Council tax band TBC

## Tenure

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

## Fixtures and Fittings

Unless specifically described in these particulars, all other fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendors agents.

## Viewing

Strictly by appointment with the Agents:

David James,

Tel 01291 626775.

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

### 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.









## Tabernacle Road, Caldicot, NP26

Approximate Area = 4162 sq ft / 386.6 sq m

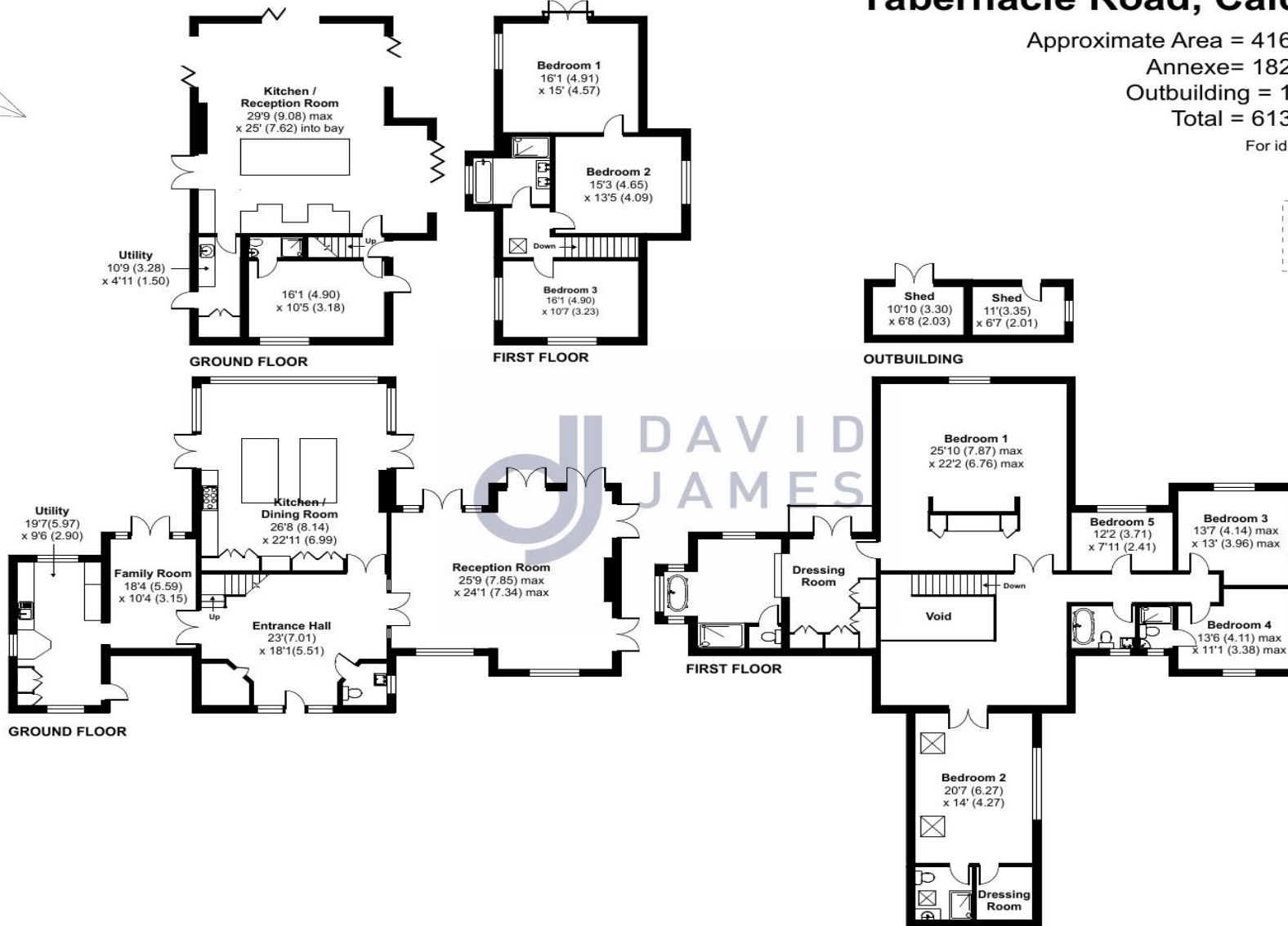
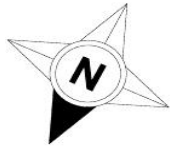
Annexe = 1821 sq ft / 169.2 sq m

Outbuilding = 152 sq ft / 14.1 sq m

Total = 6135 sq ft / 569.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David James. REF: 1209621