



# CUSHY DINGLE

LLANISHEN | CHEPSTOW || MONMOUTHSHIRE



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AN ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME SITTING CENTRALLY WITHIN THREE QUARTERS OF AN ACRE IN THE SOUGHT AFTER VILLAGE OF LLANISHEN. CUSHY DINGLE IS SITUATED IN THE MOST APPEALING POSITION BOASTING SUPERB, FAR REACHING VIEWS OF ROLLING MONMOUTHSHIRE COUNTRYSIDE.

- Attractive extended four bedroom detached family home •
- Spectacular views across Monmouthshire countryside •
- Spacious, versatile accommodation set across two floors •
  - Rural but accessible location •
  - Off road parking available for multiple vehicles •
- Set within approximately three quarters of an acre •
- Located in an area of outstanding natural beauty •

## DISTANCES FROM CUSHY DINGLE

Raglan 5.4 miles • Usk 6.8 miles • Monmouth 8.3 miles  
Chepstow 8.8 miles • Abergavenny 15 miles • Newport 19 miles  
Bristol 25.7 miles • Cardiff 30.6 miles • London 133.3 miles

Chepstow Train Station 10.3 mile  
Abergavenny Train Station 14 miles • Bristol Parkway Station 21.9 miles

Cardiff Airport 56.5 miles • Bristol Airport 56.7 miles  
Birmingham Airport 72.3 miles

*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Cushy Dingle is situated in Llanishen, a village between Monmouth and Chepstow. It has a thriving village hall with a number of activities available, a garage and village shop, The Carpenters Arms public house and running, cycling and walking routes for all abilities to places such as Trellech to see Harolds Stones and Tintern to visit Tintern Abbey.

There are good connections to the main road network with the historic border town of Monmouth being just over 8.3 miles away. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle and the Monmouthshire and Brecon Canal are all easily accessible.

Just 8.8 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops, eateries and everything a thriving town centre has to offer.

Bristol is just 25.7 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 30.6 miles from the property, has a similar offering.



## THE PROPERTY

Cushy Dingle is situated in a rural but accessible location in the most appealing position with breathtaking views across Monmouthshire.

Step into the porch which is located to the side of the property, a useful space for hanging coats and storing boots and shoes. The porch gives access to an open plan kitchen/dining room which boasts a central island unit and is a light and airy space offering plentiful space for seating, dining and cooking. Combined with spectacular views across idyllic countryside, this is a fantastic social space for entertaining guests.

The kitchen/dining room benefits from a well equipped utility space which also incorporates a bathroom lending itself well to the useful downstairs study which could equally be utilised as a downstairs bedroom to accommodate single storey, multi generational living.

The study gives access to the front to back sitting room which features a central stone fireplace, the perfect space for relaxing and unwinding of an evening time. The sitting room in turn also connects to the formal entrance hallway which is accessed via the kitchen/dining room and leads upstairs.

Upstairs, there are four well proportioned double bedrooms set around a central gallery landing. Bedroom one, two and three are served via a family bathroom benefitting from a double shower with frameless glass panel.

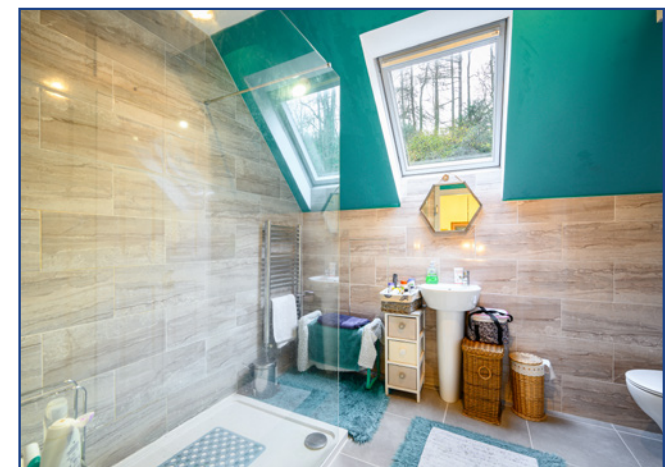
The principal bedroom and en-suite occupy the entirety of the depth of the first floor benefitting from further elevated countryside views.

## OUTSIDE

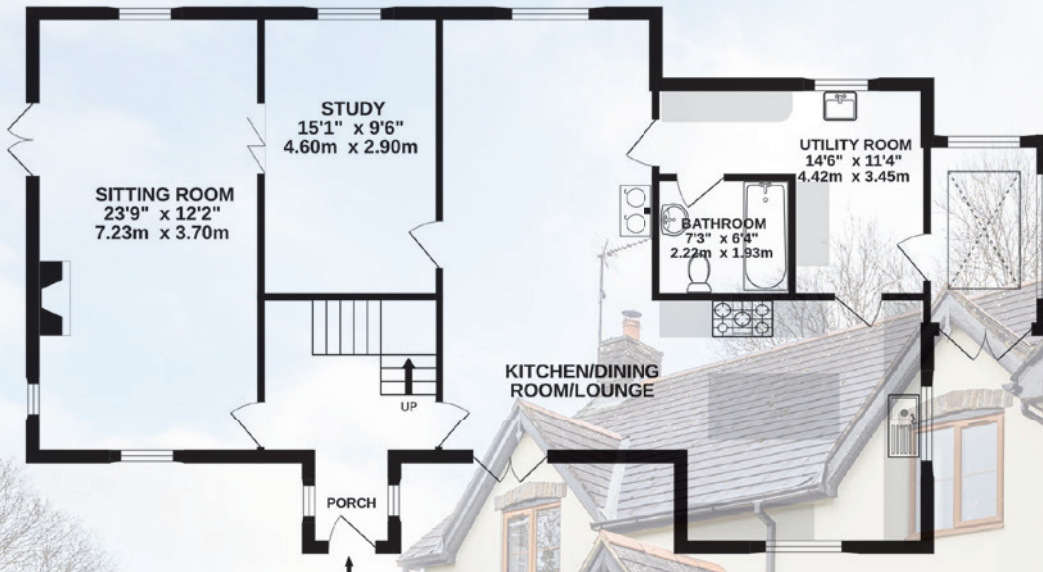
Externally, Cushy Dingle is set within three quarters of an acre which is mainly laid to lawn. There are a range of mature shrubbery and native trees. From the top of the garden the views are truly remarkable, the setting of Cushy Dingle and its position is something that viewing is encouraged to really appreciate.

To the front of the property there is a patio which makes a great space for al-fresco dining.

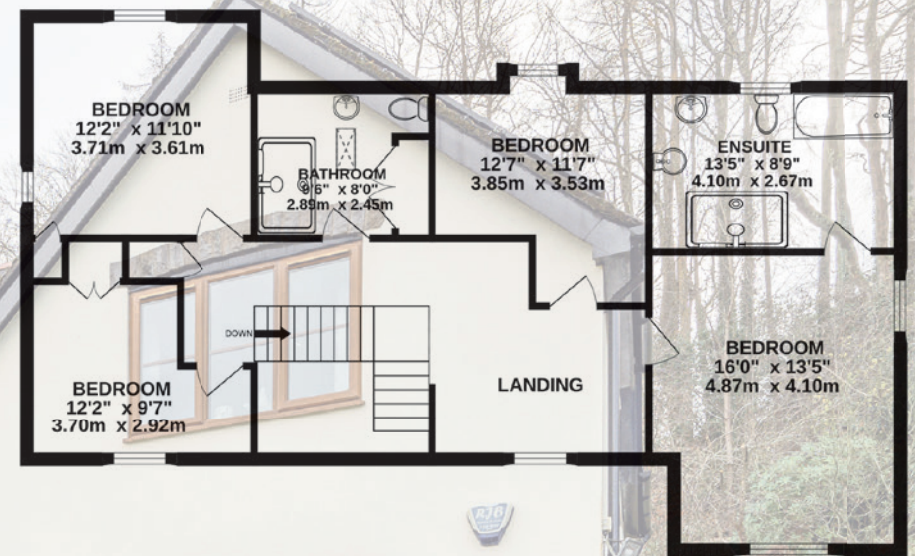
Cushy Dingle is accessed directly via a gateway which leads from the lane adjacent to the property. The driveway leads to a parking area for multiple vehicles. There are also a range of useful sheds which make great use for general storage.



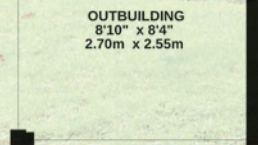
**GROUND FLOOR**  
1218 sq.ft. (113.1 sq.m.) approx.



**1ST FLOOR**  
1038 sq.ft. (96.4 sq.m.) approx.



CUSHY DINGLE, WATERY LANE, LLANISHEN, NP16 6QT  
TOTAL FLOOR AREA : 2256 sq.ft. (209.6 sq.m.) approx.



CUSHY DINGLE OUTBUILDINGS  
TOTAL FLOOR AREA : 274 sq.ft. (25.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## KEY INFORMATION

**Services:** Mains electricity with solar panels, mains water, private drainage (septic tank) and oil fired central heating.

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

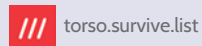
**Council Tax Band:** H.

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue until you reach Trellech. At The Lion Inn bear right and continue along Church Street then stay right following Chepstow Road. Continue on Chepstow Road and take the second right hand turn once you pass the The Carpenters Arms. Continue for approximately 250 yards until you reach a right hand fork in the road, Cushy Dingle can be found immediately on your left.

**Postcode:** NP16 6QT



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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