



Cae-Pw-Cella  
Red House Lane | Shirenewton | Near Chepstow | Monmouthshire | NP16 6RL

FINE & COUNTRY

# CAE-PW-CELLA

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**Cae-Pw-Cella** is a Grade II listed Tudor Revival Villa of c1840, probably built as a Rectory, enjoying a truly idyllic setting nestled in the centre of the village of Shirenewton. The house over the past six years has been sympathetically transformed into a striking, spacious yet manageable family home retaining its original character and charm including a self-contained two bedroomed coach house. Internally one of the main features to the ground floor is the quite outstanding bespoke kitchen/ breakfast room with bi-folding doors leading onto the formal terrace. The remainder of the living space is both spacious and versatile and comprises elegant reception hall, study/snug, malt room, drawing room and dining room with a superb inglenook fireplace. The upper floor offers two master bedroom suites with luxury bathrooms and three further bedrooms, all en-suite. There is extensive cellarage. A top of the range Bang and Olufsen sound system has been installed throughout. The property also benefits from a large stable block, paddock and tennis court area.

**Shirenewton Village** is situated on the edge of the Wye Valley (An Area of Outstanding Natural Beauty) and although relatively small, it has three pubs, primary school, very active village community and is surrounded by an abundance of country lanes, open farmland and bridle paths offering a wealth of opportunities for the outdoor enthusiast. There are school bus services providing for the Haberdashers Schools in Monmouth and St. Johns on the Hill Preparatory School in Chepstow. The M48 motorway is approximately 5 miles distant for commuting to Bristol, Bath, London or Cardiff. Cheltenham is approximately 46 miles distant.

**The Vendors** were captivated by the beauty of the house and location and knew the minute they walked through the door, without actually viewing the remainder of the property, that they would make this their home. From the time they moved in they have tastefully and sympathetically refurbished, improved and extended it to make it into the striking home that it is today.

# Step inside

## Cae-Pw-Cella

### ENCLOSED ENTRANCE PORCH

#### ENTRANCE HALL

2.84m x 2.79m (9'4" x 9'2")  
Half leaded light glazed door into:-

#### RECEPTION HALL

5.81m x 3.01m (19'1" x 9'11")  
Stairs off.

#### STUDY / SNUG

4.22m x 3.41m (13'10" x 11'2")  
Working fireplace

#### MALT ROOM

5.62m x 3.03m (18'5" x 9'11")  
Mullioned bay window. Working fireplace with oak surround. Original oak window bench.

#### DRAWING ROOM

9.78m x 5.74m (32'1" x 18'10") max  
Mullioned window facing South. Working fireplace. Door to verandah.

#### DINING ROOM

6.13m x 4.77m (20'1" x 15'8")  
Glazed door to terrace. Superb inglenook fireplace. Butler hatch located in door leading to:-

#### BUTLER'S PANTRY

Belfast sink. Bespoke solid oak base units with granite worktops. Integral MIELE dishwasher. Drawer storage units. Wine cooler. AEG upright freezer and fridge. Through to:-

#### GARDEN HALL

Under stairs storage cupboard. Stairs off to Inner Landing. Access to Cellar.

#### BOOT ROOM

4.53m x 2.10m (14'10" x 6'11")  
Door to garden.





#### KITCHEN / BREAKFAST ROOM

10.10m x 9.14m (33'2" x 30'0") max

Magnificent bespoke fitted kitchen with solid burred oak units with ebony sycamore inlays comprising a wealth of built-in appliances including WOLF eye level oven, WOLF four-ring gas hob, WOLF warmer drawer, two SUB-ZERO drawer fridges, one upright SUB ZERO fridge/freezer, three-oven mains gas AGA. Tear drop shaped breakfast island, SUB ZERO wine cooler. Base cupboards. Drawer storage units. Granite worktops. Three stainless steel sink units with mixer taps, including filter tap. Two ceiling lanterns. Bi-folding doors to patio. French doors to garden. Under floor heating. Limestone flooring.

#### LARDER

Fitted with a range of oak shelving.

#### KITCHEN HALL

#### LAUNDRY ROOM

4.27m x 3.34m (14'0" x 10'11")

Belfast sink with mixer tap. Built-in solid oak laundry units with granite worktops concealing space and plumbing for white goods. Cupboard housing KESTRAL combination boiler installed approximately 5 years ago plus WORCESTER combination boiler for the underfloor heating and hot water to ground floor. Access through to The Coach House.

#### CLOAKROOM

Comprising low level wc and vanity wash hand basin. Ladder style radiator.

#### CELLAR

Accessed from garden hall. Extensive cellar area including wine cellar-

Main cellar: 7.79m x 5.40m (25'7" x 17'9")

Wine cellar: 4.38m x 2.09m (14'4" x 6'10")

Paint room: 2.55m x 1.97m (8'4" x 6'6")

Boiler room: 3.08m x 2.88m (10'1" x 9'5")

Store: 3.38m x 1.58 (11'1" x 5'3")

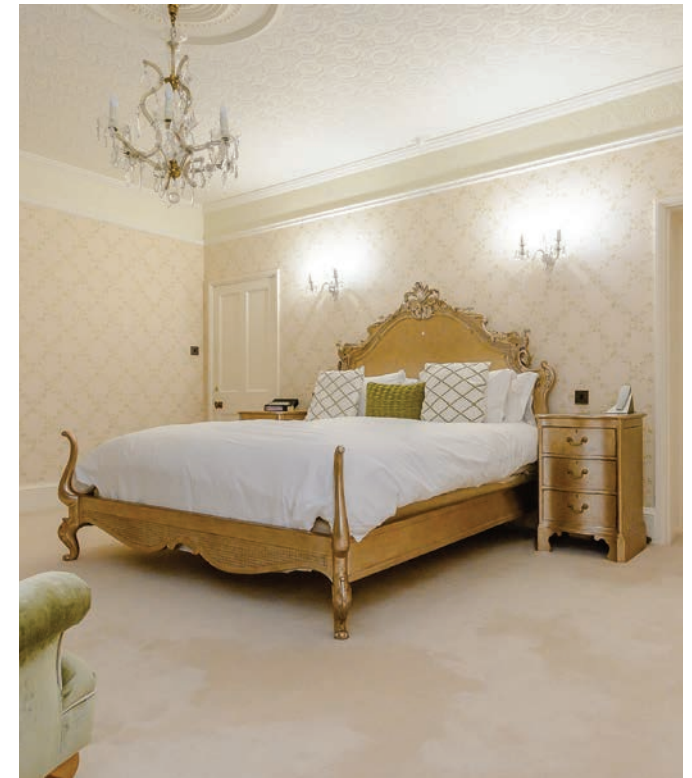












Stairs to FIRST FLOOR and LANDING  
(From the Reception Hall).

STORE ROOM

MASTER BEDROOM SUITE

5.74m x 5.39m (18'10" x 17'8" )

Bay window enjoying far reaching views over the Severn Estuary and beyond.

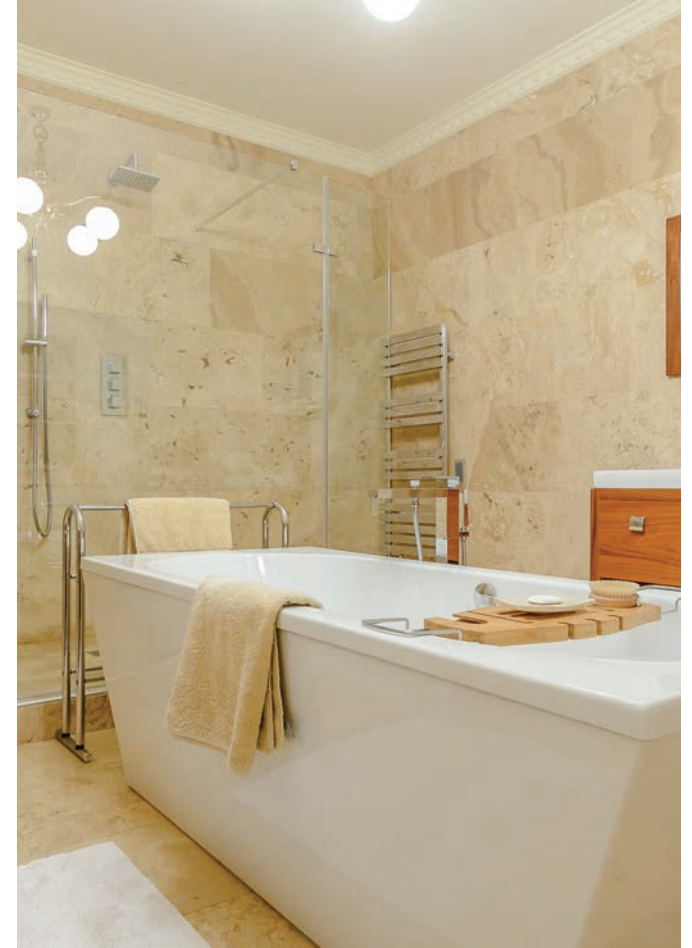
EN-SUITE BATHROOM

Bespoke Walnut his 'n' hers vanity wash hand basins, bath with central mixer tap, double walk in shower and low level wc. Two ladder style radiators. Fully tiled. Under floor heating. Door to castellated balcony.

DRESSING ROOM

5.44m x 4.48m (17'10" x 14'8" )

Extensively fitted with a range of wardrobes with sliding mirrored doors. Solid oak handmade central dressing island with granite worktop.







BEDROOM 2 / GUEST SUITE  
5.77m x 4.41m (18'11" x 14'6")

DRESSING ROOM  
4.86m x 2.21m (15'11" x 7'3")  
Built-in wardrobes.

EN-SUITE SHOWER ROOM  
Comprising wc and separate shower room comprising step-in shower,  
wash hand basin. Ladder style radiator.

BEDROOM THREE  
4.96m x 3.90m (16'3" x 12'10")

EN -SUITE BATHROOM  
Comprising vanity unit housing wash hand basin, roll topped bath with  
claw feet, step-in shower cubicle.

INNER LANDING  
Access to attic with second staircase leading to Garden Hall. Storage  
cupboard.

BEDROOM FOUR  
5.54m x 3.13m (18'2" x 10'3")  
Fitted wardrobes. Archway through to:-

EN-SUITE SHOWER ROOM  
Comprising low level wc, walk-in shower and pedestal wash hand basin.  
Ladder style radiator.

BEDROOM FIVE  
4.05m x 3.45m (13'3" x 11'4")  
Casement doors to:-

EN-SUITE BATHROOM  
Comprising slipper bath, pedestal wash hand basin, low level wc.

## THE COACH HOUSE

The Coach House has its own entrance whilst also benefiting from a connecting door to the main house.

### KITCHEN

Fitted with a range of base and wall cupboard with worktops. Built-in electric oven. Four-ring induction hob with extractor over. Integral fridge and freezer. Integral automatic washing machine. WORCESTER combination boiler.

SITTING / DINING ROOM 6.41m x 4.23m (21'0" x 13'11") max  
Feature wood-burning effect gas fire, French doors to patio.

Stairs to FIRST FLOOR and LANDING

BEDROOM ONE 4.39m x 2.82m (14'5" x 9'3")  
Access to loft.

BEDROOM TWO 4.12m x 3.32m (13'6" x 10'11") max

### BATHROOM

Comprising bath with mixer tap, vanity wash hand basin with mixer tap, low level wc and shower cubicle. Ladder style radiator.

### OUTSIDE

The Coach House enjoys the benefit of a generous sized car port.





# Step outside

## Cae-Pw-Cella

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**The Walled Gardens and Grounds** extend to approximately 3.5 acres and offer total privacy with breath-taking views over open countryside, Wentwood Forest, the Severn Estuary and beyond. Beautifully landscaped they offer formal lawns and paths meandering between mature shrubs and trees leading to an ornamental Japanese Garden and a rose arbour. Formal terracing and a verandah provide the ideal setting for al fresco entertaining or to absorb the peace and tranquillity of the surroundings. A former tennis court and an impressive sweeping driveway approach providing extensive parking for up to ten cars through electronically operated gates completes the picture.

There is a double garage, 4.0m x 4.0m (13'1" x 13'1") with electronic doors. Extensive CCTV video and alarm systems have been installed throughout.

### **Stable Block**

Comprising:-

Garden Store: 3.53m x 3.00m (11'7 x 9'10)

Store: 4.14m x 3.53m (13'7 x 11'7)

Wood Store: 3.53m x 2.39m (11'7 x 7'10)

Paint Store: 3.53m x 2.00m (11'7 x 6'7)

Stable 1: 4.91m x 3.58m (16'1 x 11'9) max

Stable 2: 3.25m x 3.14m (10'8 x 10'4) max

Store: 5.00m x 3.25m (16'5 x 10'8)

There is direct access to the paddock from the yard and also onto the lane in the village.

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#### DIRECTIONS

From Chepstow take the A48 road, passing the Marriott St Pierre Golf & Country Club on the left hand side. Proceed to the top of the hill (Parkwall roundabout) and carry on the A48 (ignoring the turning left for Caldicot). Proceed on to Crick village passing under the bridge and take the right turn sign posted Shirenewton. Continue along this Crick Road until you reach the village of Shirenewton. Take the left turning into Red House Lane and then the first turning right and the gated driveway is immediately on your left hand side.

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**Cae-Pw-Cella, Shirenewton, Chepstow**

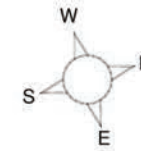
**Approximate Gross Internal Area**

**Main House = 7362 Sq Ft/684 Sq M**

**Garage = 468 Sq Ft/44 Sq M**

**Outbuilding = 911 Sq Ft/85 Sq M**

**Coach House = 760 Sq Ft/71 Sq M**

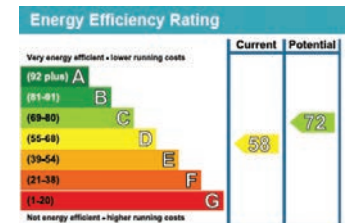


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 29.01.2019





# FINE & COUNTRY

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