# Former Monmouthshire Observatory fetches £82,000 over estimate after luxury conversion



# Former Monmouthshire Observatory Transformed into Luxurious Bungalow Hits the Auction Block

In a stunning announcement, a property steeped in astronomical history—the former Observatory in Trellech, Monmouthshire—is set to be auctioned off, attracting attention not only for its luxurious transformation but also for its unique heritage. Nestled in a picturesque rural setting, this once-celebrated star-gazing venue has been repurposed into a remarkable living space that highlights both its historical significance and modern luxury.

Originally a hub for astronomers from around the globe, the Observatory featured pristine views of the night sky, making it an ideal location for celestial observation. Today, however, the property presents a different allure, as it has been transformed into a high-end home. Gemma Vaughan of Paul Fosh Auctions, who is facilitating the sale, remarked on the property’s exceptional qualities, stating that it is “truly out of this world in terms of space, accommodation and luxurious finish.” Set upon three acres of exquisitely landscaped gardens and woodlands, the property is a testament to thoughtful design and a seamless blend of comfort and elegance.

The redesign incorporates a horseshoe-shaped layout, allowing for flexible usage. The property is equipped with extensive living accommodations, featuring five bedrooms, two bathrooms, and a spacious lounge completed with a domed and vaulted ceiling. The primary design retains elements of its past, including an observation cupola that has been reconceived as a chic and comfortable living area. Additionally, latest amenities such as double glazing, oil-fired central heating, and multiple outbuildings enhance the property’s desirability in a competitive market.

Initially listed with a guide price of £660,000, the Observatory garnered significant interest during the auction process. It ultimately sold for an impressive £667,000—£82,000 above the initial estimate—reflecting a strong market response. During the auction, which lasted from May 20 to May 22, four bidders engaged in 28 competitive bids, underscoring the property’s appeal. Vaughan attributed this strong interest to the serene surroundings and luxurious finishes, suggesting that the transformed Observatory holds a charm that resonates with potential buyers looking for a unique lifestyle.

In recent years, the Monmouthshire property market has seen a notable shift. The Observatory's sale price represents a remarkable increase from its previous purchase amount of £200,000 in 1996, highlighting a broader trend of rising property values in the region. As such, the property's estimated market value is now significantly higher, indicating growing demand for residences that combine historical relevance with high-end living.

Beyond its luxurious offerings, the Observatory is strategically located just five miles from Monmouth, a town known for its excellent schools, boutique shops, and a vibrant culinary scene. Its proximity to the River Wye also enhances its appeal, as this area is a popular destination for outdoor activities such as canoeing and kayaking, making it not only a home but a gateway to a lifestyle filled with leisure and adventure.

As the auction concludes, the future of the former Observatory now rests with its new owners, who will undoubtedly appreciate both its luxurious accommodations and the stories held within its walls. This remarkable transformation serves as a compelling example of how historic sites can be rejuvenated to meet contemporary needs while retaining their unique character and charm.

The property, with its blend of luxury, space, and a storied past, stands as a beacon of the evolving real estate landscape in Monmouthshire, proving that homes can indeed be both exquisite and filled with history.

## Reference Map:

* Paragraph 1 – [[1]](https://www.wales247.co.uk/former-monmouthshire-star-gazing-observatory-for-sale-at-auction), [[4]](https://www.southwalesargus.co.uk/news/22810625.former-observatory-sale-conversion-house/)
* Paragraph 2 – [[1]](https://www.wales247.co.uk/former-monmouthshire-star-gazing-observatory-for-sale-at-auction), [[5]](https://nethouseprices.com/house-prices/street-details-sale/E3340172589648D6AE36925E1CF5F820/THE%20OBSERVATORY%2C%20TRELLECK%2C%20NP25%204PQ/1996)
* Paragraph 3 – [[2]](https://www.monmouthshirebeacon.co.uk/news/property/former-observatory-is-star-of-auction-as-bids-hit-ps82k-higher-than-expected-567689), [[4]](https://www.southwalesargus.co.uk/news/22810625.former-observatory-sale-conversion-house/)
* Paragraph 4 – [[5]](https://nethouseprices.com/house-prices/street-details-sale/E3340172589648D6AE36925E1CF5F820/THE%20OBSERVATORY%2C%20TRELLECK%2C%20NP25%204PQ/1996), [[6]](https://housesforsaletorent.co.uk/houses/wales/sir-fynwy-monmouthshire/monmouth/trellech-united/np25-4pq.html)
* Paragraph 5 – [[1]](https://www.wales247.co.uk/former-monmouthshire-star-gazing-observatory-for-sale-at-auction), [[2]](https://www.monmouthshirebeacon.co.uk/news/property/former-observatory-is-star-of-auction-as-bids-hit-ps82k-higher-than-expected-567689)
* Paragraph 6 – [[2]](https://www.monmouthshirebeacon.co.uk/news/property/former-observatory-is-star-of-auction-as-bids-hit-ps82k-higher-than-expected-567689), [[7]](https://search.savills.com/list/property-for-sale/wales/monmouthshire/trelleck/np25)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

* <https://www.wales247.co.uk/former-monmouthshire-star-gazing-observatory-for-sale-at-auction> - Please view link - unable to able to access data
* <https://www.monmouthshirebeacon.co.uk/news/property/former-observatory-is-star-of-auction-as-bids-hit-ps82k-higher-than-expected-567689> - The former observatory in Trellech, Monmouthshire, was sold at auction for £82,000 above its guide price. Converted into a luxury bungalow, the property attracted significant interest, with four bidders placing 28 bids before it sold for £667,000. The bungalow features a domed and vaulted ceiling in the lounge, set within three acres of gardens and woodlands. The auction was conducted by Paul Fosh Auctions, with Gemma Vaughan noting the property's appeal in the serene setting of Trellech.
* <https://paulfosh.eigonlineauctions.com/lot/details/77737> - The Observatory, located at Warren's Road, Trellech, Monmouth, Gwent, NP25 4PQ, was listed for online auction by Paul Fosh Auctions. The property, a substantial detached residential bungalow, was offered with a guide price of £585,000. It includes four bedrooms, two bathrooms, two ensuites, two kitchens, and two sizable reception rooms, with a central courtyard. The former observatory has been converted into a spacious lounge with a domed and vaulted ceiling. The property is set in approximately three acres of gardens and woodlands.
* <https://www.southwalesargus.co.uk/news/22810625.former-observatory-sale-conversion-house/> - A former observatory in Trellech, Monmouthshire, has been converted into a family home and is up for auction with a guide price of £585,000. The property includes three acres of land with gardens and woodland. The bungalow features a domed and vaulted ceiling in the lounge, and the accommodation is arranged to potentially be used as two separate dwellings. The auction is scheduled to start on October 4 and end on October 6, conducted by Paul Fosh Auctions.
* <https://nethouseprices.com/house-prices/street-details-sale/E3340172589648D6AE36925E1CF5F820/THE%20OBSERVATORY%2C%20TRELLECK%2C%20NP25%204PQ/1996> - The Observatory in Trellech, Monmouth, NP25 4PQ, was sold for £667,000 on November 3, 2022. This sale price reflects a significant increase from the previous sale on September 20, 1996, when it was purchased for £200,000. The property is a detached bungalow with an estimated market value of £1,112,577, based on the latest sale price and adjusted for the current Official House Price Index for Monmouthshire.
* <https://housesforsaletorent.co.uk/houses/wales/sir-fynwy-monmouthshire/monmouth/trellech-united/np25-4pq.html> - The Observatory in Trellech, Monmouth, NP25 4PQ, is a detached house that was sold on November 3, 2022, for £667,000. The property is a 295 sqm detached bungalow with an EPC rating of D. The previous sale was on September 20, 1996, for £200,000. The property is freehold and classified as an established building.
* <https://search.savills.com/list/property-for-sale/wales/monmouthshire/trelleck/np25> - Savills lists properties for sale in Trellech, Monmouthshire, including The Observatory. The property is a substantial detached residential bungalow set in approximately three acres of gardens and woodlands. It offers four bedrooms, two bathrooms, two ensuites, two kitchens, and two sizable reception rooms, with a central courtyard. The former observatory has been converted into a spacious lounge with a domed and vaulted ceiling.