

# Severn Farm, Portskewett, NP26 5TY

**Newland  
Rennie**

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## Monmouthshire Severn Farm, Portskewett, NP26 5TY

An extensively modernised, refurbished and extended detached house with open farmland and panoramic views to the rear. This beautiful family home is ideally situated, not just for Chepstow and Caldicot town centres but also a selection of local schools and for the commuter with the M48/Severn Bridge being about 2 miles away. The house sits almost central in its large plot with large level lawns and large driveway. There is a detached double garage and 3 further timber storage sheds.

- **4 Double Bedrooms (Including Master Suite, En Suite & Dressing Room)**
  - **Living Room**
  - **Snug**
- **Spacious 30' Kitchen/Family Room**
  - **Separate Utility Room**
  - **Downstairs WC**
- **4 Piece Family Bathroom**
- **Ample Outside Storage**
- **Detached Double Garage**
  - **Large Driveway**
- **Property Sits In Approx. 1/2 Acre Land**
  - **NO UPPER CHAIN**

**ASKING PRICE £595,000**

## ENTRANCE PORCH

With wall mounted coach-light, uPVC oak effect entrance door with obscured double glazed panel leading to:-

## HALLWAY

Oak staircase to first floor with spindle balustrade, storage cupboard under as well as storage space, ceramic tiled floor, underfloor heating, uPVC double glazed window to side, storage cupboard with underfloor heating controls, doors off to snug and living room:-



**LIVING ROOM (15'9" x 11'9"/4.80m x 3.58m)** Wood effect Amtico flooring with underfloor heating, TV aerial point, uPVC double glazed window to side, matching French doors with side screens to the rear garden with farmland and countryside open views.

**SNUG (12'10" x 12'7"/3.91m x 3.84m)** Brick built chimney breast with oak beam and a cast iron log burning stove with a slate hearth, fitted shelving to both sides, ceramic tiled floor with underfloor heating, uPVC double glazed window

to front, double half glazed doors to kitchen/family room.



**Kitchen/Family Room (30' x 15'5" max. 10'6" min./9.14m x 4.70m 3.20m)**

Fitted with an extensive range of cream fronted floor and eye-level storage cupboards with light oak effect roll-edge laminated work surface including breakfast bar, brick built mock chimney breast with oak beam, a Leisure Cuisine Master range cooker with electric ovens and five-ring gas hob, integrated fridge and dishwasher, inset single drainer stainless steel sink unit with swivel

mixer tap, ceramic tiled splash-backs, ceramic tiled floor with underfloor heating, walk-in pantry, the family area also has a TV aerial point, uPVC double glazed windows, dual aspect front, matching French doors to the rear with open views, half-glazed door to:-



**UTILITY ROOM (12'6" x 8'2" max./3.81m x 2.49m)**

With floor and eye-level storage cupboard, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, ceramic tiled floor, radiator with thermostatic value, uPVC double glazed window to rear with views, half-gazed door leading outside of house, door to:-

## CLOAKROOM

With low flush WC, vanity unit with inset wash-hand basin, double glazed Velux roof light, wall mounted extractor fan.

## First Floor

### LANDING

Spacious 'L'-shaped landing with spindle balustrade, two radiators with thermostatic valves, two double doors giving attic space entry, uPVC double glazed windows, dual aspect to front and side, airing cupboard with slatted shelving, radiator with thermostatic valve.

### MASTER BEDROOM (12'6" x 12'/3.81m x 3.66m)

Radiator with thermostatic valve, uPVC double glazed window to side, uPVC double glazed French doors with Juliette balcony with open countryside views, door off to walk-in wardrobe and:-

### EN SUITE

White three piece suite comprising a fully tiled step-in shower cubicle, low flush WC, pedestal wash-hand basin with tiled splash-backs, ceramic tiled floor, double radiator with thermostatic valve, chrome effect towel rail, wall mounted extractor fan, uPVC obscured double glazed window to rear.

### WALK-IN WARDROBE

Fitted hanging rails and storage shelves.



### BEDROOM TWO (12'6" x 12'/3.81m x 3.66m)

Double radiator with thermostatic valve, uPVC double glazed window to front with views to farmland and the Severn Estuary.

### BEDROOM THREE (11'7" x 11'/3.53m x 3.35m)

Double radiator with thermostatic valve, uPVC double glazed window to rear with countryside views.

### BEDROOM FOUR (10'6" x 10'1"/3.20m x 3.07m)

Radiator with thermostatic valve, uPVC double glazed window to front with Severn Estuary views.

### FAMILY BATHROOM (8'3" x 6'9"/2.51m x 3.06m)

With a four piece white suite comprising fully tiled step-in shower cubicle, panel bath with mixer tap and shower hose, pedestal wash-hand basin, low flush WC, half-tiled walls, ceramic tiled floor, double radiator with thermostatic valve, ceiling mounted extractor fan, recessed spotlights, uPVC obscured double glazed window to side.



### Outside the Property

#### **GARDENS, DRIVE-WAY, GARAGE**

The property sits almost central in a large plot, the front boundary is to clipped hedging, with lawns, the front also having a very large graveled driveway that is accessed via timber five-bar gates.

The rear garden comprises a large natural Indian stone paved patio with graveled area surrounding, and a large lawn. There is timber paneled fencing at the sides to give the rear garden some privacy. Stock fencing to the rear boundary opening onto farmland.

#### **DETACHED DOUBLE GARAGE**

**(23' x 20'6" / 7.01m x 6.25m)**

This is a timber framed building with slate roof, being fully insulated, up-and-over door, power and light.

#### **WOODSTORE/WORKSHOP**

**(19'6" x 12'6" / 5.94m x 3.81m)**

A multi-use timber building with slate roof, two up-and-over doors, power and light. In the far corner of the rear garden is a fenced

**STORAGE AREA** with a **TIMBER POTTING SHED (9'6" x 8' / 2.90m x 2.44m)**. There are

three outside cold water taps, various outside lighting and power points. Close to the utility room door is a further

**TIMBER STORAGE SHED** which is to remain as well as a timber fence enclosed

**OIL STORE TANK**. Also at the front is a **SMALL ATTACHED GARAGE**

with an up-and-over door ideal for motor bike storage, and also houses the free-standing oil fired boiler that provides underfloor central heating and hot water.

#### **EPC**

D (68)

#### **RATING AUTHORITY**

Monmouthshire County Council

Council Tax Band E

Tel: 01633 644644

#### **VIEWINGS**

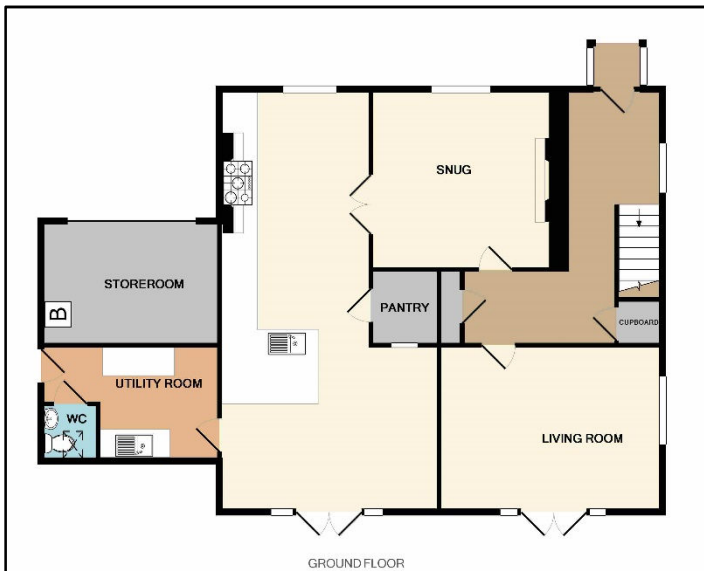
By appointment with the agents,

Newland Rennie

Caldicot

Tel: 01291 430331





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