

Well Cottage

Well Lane, Llanvair Discoed, NP16 6RA



£ 595,000

AN EXTENSIVELY RENOVATED AND REFURBISHED COTTAGE RESIDENCE
WITH GARDENS TO APPROXIMATELY 0.4 OF AN ACRE, IN A POPULAR VILLAGE LOCATION.

- Entrance Porch ■ Reception Hall ■
- Study/Office ■ Lounge ■
- Kitchen/Dining Room ■
- Inner Hall ■ Conservatory ■
- Cloakroom/Shower Room ■
- Bedroom 4/Reception Room ■
- First Floor – 3 Bedrooms ■ En Suite ■
- Spacious Bathroom ■

Situation

Lanvair Discoed is a small village in a highly popular residential area, conveniently situated off the A48 between Chepstow and Newport, enjoying good road access to Bristol and the West Country via the Seven Bridge at Chepstow, Gloucester and the Forest of Dean via the A48, and Newport and south Wales via the A48 to the Coldra and M4.

Directions

Travelling on the A48 between Chepstow and Newport, turn right off the A48 at Caerwent towards Llanvair Discoed. Follow the road into the village, turning right at the first T-junction. Take the lane to the right-hand side of the Woodlands Tavern and the property is the third on the left-hand side.

Accommodation

Entrance Porch – Glazed entrance door, travatine tiled floor, inset ceiling lights.

Reception Hall – Three windows, three radiators stairs leading off, wall lighting, sloped beamed ceiling, solid oak flooring.

Study/Office (11' x 11' [3.35m x 3.35m]) – Radiator, stone fireplace (currently sealed), beamed ceiling, storage cupboard, inset ceiling lights, oak flooring, walk-in storage cupboard.

Lounge (20'6" max. into recess x 13'10" [6.25m x 4.22m]) – Two radiators, attractive fireplace with inset wood burner, wall lighting, oak flooring, opening onto:-

Conservatory (10' x 7' [3.05m x 2.13m]) – Double glazed, patio doors on to rear garden, oak flooring.

Kitchen/Dining Room (17'2" x 16'9" [5.23m x 5.11m 'L' shaped max.]) – With an extensive range of customised Sheraton fitted units comprising base and work surfaces to wall area with inset Belfast sink unit, centre island, false chimney surround with concealed extractor hood over Rangemaster in matching colours, double oven including five ring hob and double oven, integral dishwasher and refrigerator, two radiators, pitched beamed ceiling, travatine tiled flooring, patio doors to rear garden.

Inner Hall – Door to garage.

Cloakroom/Shower Room – Fully tiled corner shower unit, wash-hand basin, flush WC, chrome towel rail, touch lighting, inset ceiling lights, travatine tiled floor, window to side elevation.

Bedroom 4/Reception Room (16'8" x 10'11" max. into recess [5.08m x 3.33m]) – Two windows to front elevation, radiator, original recessed fireplace (currently sealed), under-stairs storage cupboard beamed ceiling, inset ceiling lights.



First Floor Landing – Two windows, beamed ceiling.

Principal Bedroom (13'11" x 13'1" [4.24m x 3.99m]) - Three windows with view overlooking garden, double radiator, beamed ceiling, inset ceiling lights.

En Suite – With corner shower, wash-hand basin, low flush WC, chrome heated towel rail, inset ceiling lights, tiled flooring, window to side elevation.

Bedroom 2 (11'7" x 11'2" [3.53m x 3.40m]) – Window to front elevation, radiator, exposed stone fireplace (currently blocked off), beamed ceiling, inset ceiling lights.

Bedroom 3 (11'5" x 9'6" [3.48m x 2.90m]) – Window to front elevation, radiator, exposed stone chimney breast, beamed ceiling, inset ceiling lights.

Spacious Bathroom – Free-standing bath, wash-hand basin, WC, half-tiled splash surround, chrome towel rail, inset ceiling lights, travatine tiled floor, window to side elevation.

Boiler Cupboard – Housing Worcester LPG gas fired combination boiler.

Integral Single Car Garage – Courtesy door to rear garden, plumbing for automatic washing machine and tumble dryer.

Outside The Property – Courtyard front garden and driveway. Enclosed rear garden with extensive range of shrubs and flowering plants in attractively landscaped flower border area around the central lawn. A pathway leads through to a spacious orchard area with a mixture of fruit trees including damson, plum, cherry and apple, and small walnut tree, the whole being shown for identification edged red on the plan included in this brochure, and extending to approximately 0.4 of an acre.

TENURE

We are informed the property is Freehold. Interested parties should make their own enquiries via their solicitor.

SERVICES

Mains electricity, water and drainage.

EPC

F.

RATING AUTHORITY

Monmouthshire County Council.

Tel: 01633 644644. Council Tax Band H.

VIEWING

Strictly by appointment with the Agents;
Newland Rennie, 5 Bank Street, Chepstow, Monmouthshire,
NP16 5EL

Tel: 01291 626775

Please note we have not tested the equipment, appliances and services in this property. Interested applications are advised to commission the appropriate investigations before formulating their offer to purchase.





Plan illustrated for identification purposes only.

Branches at:

Abergavenny	Caldicot	Chepstow	Cwmbarn	Monmouth	Newport
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All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only.