



**PWLLMEYRIC**  
Chepstow, Monmouthshire.

**DJ&P** **Newland Rennie** | RESIDENTIAL



# PWLLMEYRIC

## Chepstow, Monmouthshire.

- Detached 5 bed house on an exceptionally spacious level plot
- On the edge of the village of Pwllmeyric overlooking open countryside towards Wyelands House & Estate
- Large Sitting Room /Dining Area with feature glass block screen
- Fully fitted Kitchen /Breakfast Room overlooking the large front lawn
- Downstairs master bedroom suite with lobby /dressing area and En-suite bathroom
- Three further ground floor bedrooms
- Recently upgraded downstairs Shower Room
- Two large double bedrooms on the first floor one with walk in wardrobe, the other with dressing area.
- Separate annex utilised as workshop /gym, Utility Room, large Single Garage
- South facing rear garden with raised balustraded terrace, feature patio and ornamental pond.

**GUIDE PRICE**  
**£575,000**

Portwall House, Bank Street, Chepstow  
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### DESCRIPTION

Wentworth House is an individually designed detached 5 bed house with large single garage and a separate annex currently providing workshop/gym. Occupying a convenient location just off the A48 it is accessed from Rosemary Lane and approached through a gated driveway leading to a parking area and garage. Being on the edge of the village it enjoys a rural aspect across open countryside and the neighbouring Wyelands Estate with far reaching views to the Severn Bridge.

### SITUATION

The popular village of Pwllmeyric is situated on the outskirts of Chepstow, within 1.5 miles of the town centre and 1.5 miles of the M48 giving access eastbound on the M4 to Bristol, the M32 to Bristol (17 miles) and M4/M5 interchange and westbound to Newport (17 miles), and Cardiff (30 miles) St Pierre Gold Club is 2 miles away

### ACCOMMODATION

#### Ground Floor

A pathway leads down the front of the house to the front door which opens out into a large wide **Entrance Hall** with the living area to one side and the bedroom area to the other with stairs leading up to two further bedrooms.

The **Sitting/Dining Room** is a large spacious living space which is an asset in this family home being over 30' long and 17' wide. The dining area with serving hatch to the kitchen is screened by a feature glass block wall delineating it from the Sitting area. Windows and double French doors wrap around the room and open out and look out over the garden and countryside. The **Kitchen/Breakfast Room** is fully fitted with integral double oven, electric hob and Breakfast area and leads to a lobby serving **Utility Room** with fitted units and space for larder fridge, freezer and washing machine, and the large **Single Garage** with electric up and over door housing oil fired boiler and also provides access to the rear garden. Also on the ground floor is the **Master Bedroom suite** with views out over open countryside, a lobby/dressing area and fitted en-suite bathroom and **Two bedrooms & Study** all of similar size overlooking the side garden. These are served by a recently updated **Shower room** with double shower.

#### First Floor

A large wide landing provides access to **Two further large bedrooms**, one with walk in wardrobe and the other with airing cupboard and dressing area

### Separate Annex accommodation

Located to the side of the property this room has French doors on to the garden and is currently used as a Gym/workshop with TV and feature fireplace.

### OUTSIDE

Occupying a very large plot the garden is mainly laid to lawn with an extensive lawned area to the front of the property bordered by a variety of mature trees and wooden fencing where a shed, greenhouse and summerhouse is provided. To the eastern side there is a further lawned area with a separate annex behind which is a store area. The rear garden faces south bounded by post and rail stock proof fencing with a raised terrace surrounded by a balustrade accessed off the living room and a feature patio area with ornamental pond fitted with ultra violet pump with cascade and rockery.

### TENURE

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

### SERVICES

Oil fired central heating and hot water, mains water and drainage.

### LOCAL AUTHORITY

Monmouthshire County Council 01633 644644

Council Tax Band: H EPC rating: E

### Viewing

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

### Fixtures & Fittings

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

### Directions

Leaving Chepstow take the A48 in the direction of Newport, as you approach Pwllmeyric take the first left, before the bus stop, onto Rosemary Lane. The property is straight in front of you at the end of the lane through a five-bar gate.

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







Total area approx. 280.7 sq metres (3021.7 sq. feet)

