



ORCHARD HOUSE
Sedbury Park, Chepstow NP16 7EY

DJ&P
NEWLAND RENNIE

RESIDENTIAL

ORCHARD HOUSE

Sedbury Park, Chepstow NP16 7EY

- Country home converted from outbuildings serving the Grade II* listed Sedbury Park with stunning walled gardens and grounds extending to over 1.5 acres
- Kitchen/Breakfast Room, Utility Room, Living Room and Dining Room
- Principal suite with walk in wardrobe and En-suite shower room, three double bedrooms, further single bedroom and Family bathroom.
- Vinery with tiled floor, established vine and lemon tree and provides further dining/living area off the main house. Cucumber House
- South facing Walled Gardens with separate sheltered walled kitchen garden, feature terrace with black mirror pond. Glazed walkway to separate timber garden workshop/office. Raised deck with feature Garden Room. Amenity space beyond the walled gardens for further cultivation/wilding project
- Double garage with steps down to cellar below.
- Adjacent two bed self-contained annexe in converted stables with separate living/dining room and kitchen and dedicated parking

GUIDE PRICE
£795,000

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Chepstow, Monmouthshire NP16 5EL
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Tel 01291 626775
www.newlandrennie.com

DESCRIPTION

Steeped in history, in the grounds of the Grade II* listed Sedbury Park, this five-bedroom home with a two-bed self-contained annex has been converted from the outbuildings of Sedbury Park, retaining and restoring the walled gardens that once served the Park.

The south facing gardens are stunning and have been developed over many years by a landscape architect, an RHS Gold medal winning designer, who lives here and who has lovingly restored the house and gardens over the past couple of decades.

The gardens extend to over 1.5 acres with a separate walled kitchen garden, formal walled garden, double garage with cellar below, ample separate dedicated parking for the annex, a glazed walkway to the separate timber office/workshop, vinery that extends the living accommodation, cucumber house, raised deck with garden room with views to the River Severn, pergola and amenity gardens beyond to walled garden.

SITUATION

Located on the edge of the Wye Valley Area of Outstanding Natural Beauty, just off the Offa's Dyke path, within two miles of Chepstow in Gloucestershire. Within easy commuting distance of the regional centres of Bristol 19 miles, Cardiff 34 miles and Newport 19 miles. The market town of Chepstow is an historic market town where you can find an array of facilities including supermarkets, shopping facilities, leisure centre, bars and restaurants, leisure, shopping with local shopping opportunities at Tutshill and Sedbury.

Other nearby recreational facilities include golf courses at St Pierre, Celtic Manor and Rolls of Monmouth. For horse racing enthusiasts Chepstow Racecourse is just a 10-minute drive.

The nearest train stations are at Chepstow, Lydney and Severn Tunnel junction with Bristol Parkway Mainline station within a 25-minute drive giving swift access to London (1 hr 25 minutes). Good local schools include the sought after Tutshill Primary School, Wye Dean senior school and private schooling at St Johns on the Hill prep, all conveniently located within walking distance. The renowned Haberdashers Schools for Boys and Girls in Monmouth are easily accessible for which there are nearby bus services.

ACCOMMODATION

Orchard House

Ground Floor

Entrance Hall Wooden front door with half glazed panel leads to an **Inner Hall** through stone archway. "Karndean" wood effect flooring and white painted stone walls with stairs to first floor.

Kitchen/Breakfast Room dual aspect with view over walled kitchen garden and glazed door to patio, range of floor and wall cream shaker style units, integral oven hob and extractor, space for fridge/freezer, tiled floors and doors to entrance hall, inner lobby and Utility.

Utility with tiled floor, range of base and wall units, space for washing machine and tumble drier, cupboard housing boiler, sink and drainer. Stable door to walled kitchen garden.

Downstairs WC with white painted stone walls, WC and wash hand basin.

Living Room dual aspect with two floors to ceiling arched windows to front and window to kitchen garden, fireplace with gas effect raised slate hearth. Door to Inner Hall.

Dining Room door off the Entrance Hall, dual aspect with open fireplace set on raised granite hearth, French doors to Vinery.

Vinery a large restored glasshouse with stone flooring, French doors to Dining room and Entrance Hall and doors at either end into the garden. Stocked with an established productive vine and lemon tree.

First Floor

Landing with oak beams and light flooding in from a ceiling to floor window, and window to front.

Principal bedroom with beams and a dual aspect over both walled kitchen garden and formal walled garden and enjoys far reaching views to River Severn this bedroom provides a room full of character and light which is served by a walk in wardrobe and Shower En suite with quadrant shower, wash hand basin and WC.

Second Bedroom once "The Bothy" this is a large dual aspect double bedroom with built in wardrobes and airing cupboard with velux windows and beams.

Third Bedroom this good sized double room was once "the apple store" with beams and window overlooking kitchen garden with door to stone steps down to garden.

Fourth Bedroom double room with beams and window to kitchen garden

Fifth Bedroom beamed single bedroom with window to front

Family bathroom adjacent to the large second bedroom with velux window, bath with shower over, tiled floor and partly tiled walls.

Orchard House Self-contained Annex

Converted from the Hay Byre this self-contained ground floor two bed annex has its own separate parking area and rear garden. It offers either living accommodation for extended family or provide an income stream as a let in the region of £775 pcm or as a holiday let business.

Entrance Hall L shaped hall serving all rooms with double doors to Living Room

Kitchen with range of wall and base units, washing machine, integral oven, hob and extractor, built in fridge/freezer with serving hatch to dining area

Living/Dining Room overlooking the garden with dwarf wall and glazed timber frame ceiling and walls with French doors to enclosed patio area and further side door to garden of main house, if required.

First bedroom double bedroom with windows to front and built in wardrobe

Second bedroom/Study single bedroom with built in wardrobe and window to front

Family bathroom with bath, wash hand basin, WC and separate shower

OUTSIDE

Approaching the property from the front over a shared gravelled drive to a paved driveway providing off street parking and leading up to double garage.

Garage provides parking area for two cars and additional storage area with steps down to large cellar with concrete floor. Door through to walled garden.

Wooden summerhouse providing a workplace/hobby room located in the walled garden and approached through a covered walkway from the Vinery.

Cucumber House original “Foster & Pearson” brick construction with glazed roof forming part of the original gardens.

The Gardens are divided into three distinct areas extending to 1.5 acres as follows

Walled Kitchen Garden with fruit cages and potting shed. Lavender and variegated box hedging border raised beds

divided by gravel paths. A sheltered, productive and very attractive kitchen garden with a secluded paved patio area accessed from the side of the house and access up stone steps to the third bedroom. Gated arch stone gateways to terrace and formal walled garden.

Formal walled garden this south facing garden with views out to the Severn Estuary has been planted with trees on the periphery to protect the garden from any south westerly winds providing a perfect environment for a flourishing beautifully designed garden. Orchard area with apple, pear and plum trees, raised deck area with pretty summerhouse with views from it out over the Severn. Wisteria clad pergola winds through the lower part of the garden. A “millboard” terrace leading from the Kitchen and the Vinery, and in turn the Dining area, provides a sitting out area beside the feature black mirror pond and provides a fabulous space overlooking and enjoying the garden. Formal flowerbeds are colour themed and planted to provide all year round colour and interest using a mixture of shrubs and herbaceous plants such as roses, lavender, peonies, irises, hydrangeas and wisteria. Wherever possible varieties with a strong perfume have been chosen to fill the garden with fragrance.

Amenity/Wild garden space

Beyond the walled gardens lies further amenity garden space which wraps around the walls of the formal garden; offering a wild garden space, area for sheds and storage and further opportunity for parking and an alternative vehicular access to the property.

GENERAL

There are two options in approaching this property the first is via the shared access to the parking area, annexe and garaging. The alternative is a right of way which sweeps around to the side of the property to the large gates in the walled garden.

TENURE

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

SERVICES

Mains electricity and water, private drainage to septic tank, Solar panels which provide hot water to house and annexe.

Calor gas fired fireplace. Oil fired central heating and hot water.

COUNCIL TAX BAND:

House E
Annexe A

EPC RATING: Listed building Exempt

VIEWING

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

DIRECTIONS

Leaving Chepstow take the A48 over the River Wye turn right onto Beachley Road, first left at the roundabout go through Sedbury taking the first left up to Sedbury Park and through countryside, at the next junction bear right in front of the black railings and the property can be found at the end of the lane.

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.

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.





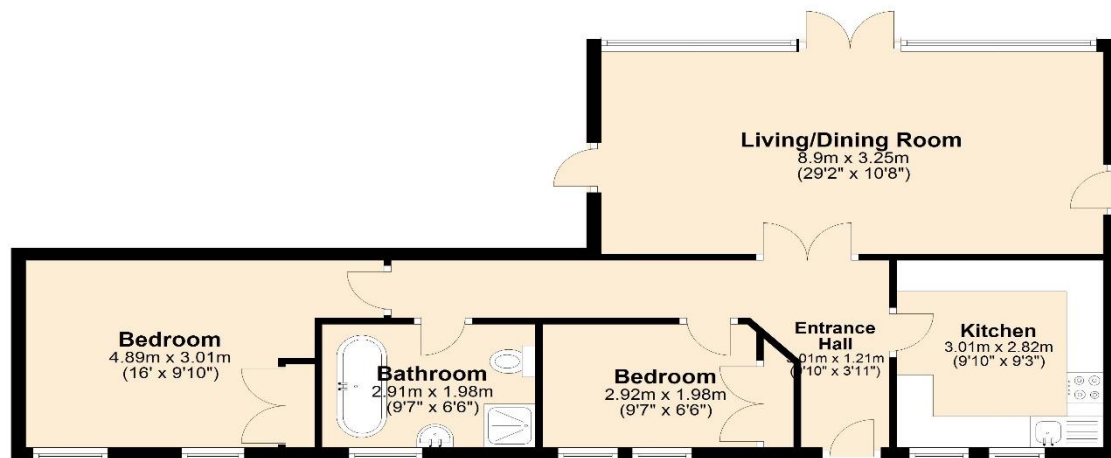




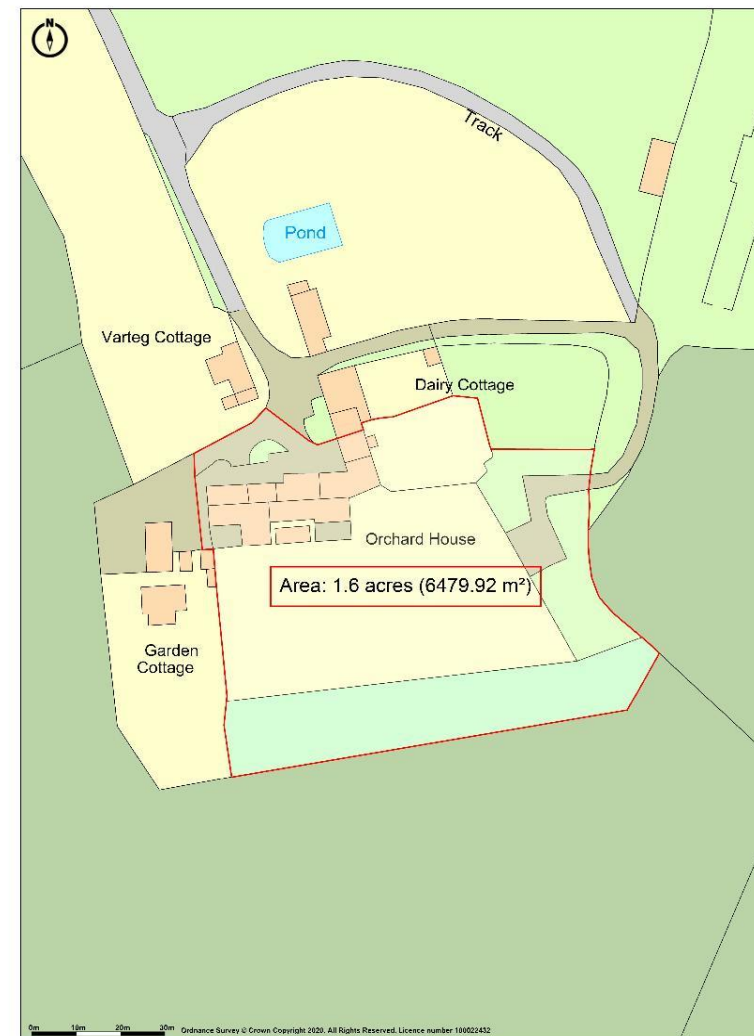
Orchard House Annex

Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)



Promapv2
LANDMARK INFORMATION

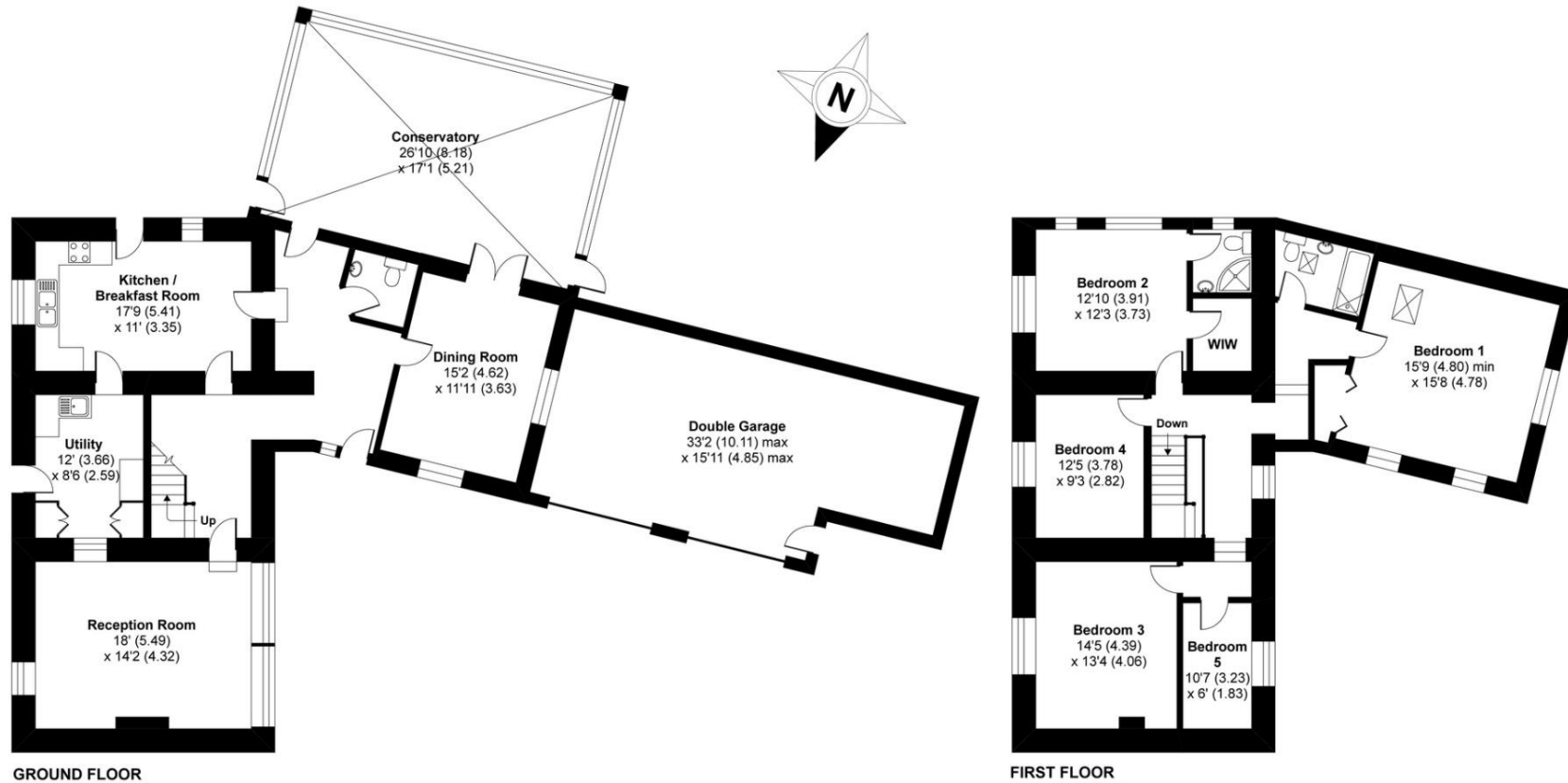
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Plotted Scale - 1:1250. Paper Size - A4

DJ&P
NEWLAND RENNIE

Orchard House, Sedbury Park, Chepstow, NP16

Approximate Area = 3346 sq ft / 310.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2020. Produced for DJ & P Limited REF: 617833