



SHIRENEWTON, CHEPSTOW

DJ&P
NEWLAND RENNIE

RESIDENTIAL

SHIRENEWTON CHEPSTOW

- Delightful Detached 2/3 bed country cottage with land and grounds extending to approx. 7.3 acres. Cottage requires updating and some renovation and offers scope for extension (subject to necessary consents)
- Beautiful open views down the valley and across to Chepstow Park Wood
- Land divided into 3 parcels with a further parcel below the property
- Original two bed cottage extended some years ago with a single storey extension to provide kitchen, shower room and large living room
- Two bedrooms upstairs with stairs from dining room
- Dual aspect living room, dining room, study (which could be used as a third bedroom), kitchen and downstairs shower room
- Greenhouse, metal shed, wooden shed and small outhouse/coal shed
- Further land available by separate negotiation
- Within easy commuting distance of the regional centres of Bristol, Cardiff and Newport

GUIDE PRICE
£575,000

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DESCRIPTION

This detached two/three bed country cottage has been in the same family for decades and rarely do opportunities like this cottage, with land, in this area come to the market.

The cottage benefitted from a single storey extension some years ago so that the two existing ground floor living areas were complimented by an additional large living room, a kitchen and shower room. The property enjoys an elevated position with views down the valley and across to Chepstow Park Wood.

The land and grounds extend to 7.3 acres and is divided into three parcels with a separate lower parcel below the house.

Outside there is a greenhouse, metal shed and wooden shed with a small stone outhouse.

The cottage has a lawned area to the rear and garden area to the side and front with pedestrian and field gates to the land.

An opportunity exists to renovate and extend the cottage subject to obtaining the necessary consents.

SITUATION

Situated approx. 2 miles from the highly sought after village of Shirenewton, with 3 public houses, a highly regarded primary school, Church and recreational grounds with village hall. The market town of Chepstow is approximately 6 miles away and from which access to the M48 and Severn Bridge is reached with access to the national road network with the regional centres of Bristol (22 miles), Newport (20 miles) and Cardiff (33 miles) within easy reach. Secondary schooling, leisure and shopping facilities can be found in Chepstow and Monmouth. Its location in the heart of Monmouthshire also means a plethora of available outdoor activities, there are many quiet country lanes, bridal paths and footpaths within the local area and excellent riding out in Wentwood and Chepstow Park. The Wye Valley is also a short distance away.

ACCOMMODATION

Covered **Entrance porch** with quarry tiled floor leads to **Hallway** with door to Study and Sitting room. **Kitchen**, with stable door to rear garden, fitted with sink and drainer, range of wall and base units, space for cooker and boiler, lino floor. Door to **Shower room** with shower unit and electric shower, WC and wash hand basin. **Dining Room** with windows to front, tiled hearth surrounding fireplace, built in cupboard step down to **Living room** enjoying a dual aspect, UPVC windows, feature stone fireplace and tiled hearth. **Study** which could be utilised as a third bedroom with front aspect. **Stairs** lead from dining room to spacious **Landing** with window to front. Doors either side to each bedroom. **Principal bedroom** has beams and a small ceramic tiled fireplace with a front aspect, **Bedroom 2** enjoys a front aspect

OUTSIDE

Ample parking on tarmac driveway, lawned area to rear and front garden with greenhouse, stone retaining wall to feature gravelled raised area, pedestrian and field gates to fields, greenhouse sheds and stone outhouse. A concrete path wraps around the property.

GENERAL

Approached from a lane off the Usk Road, a shared tarmac track leads to a further track over a cattle grid which solely serves this property, in the ownership of the neighbouring farm, leading to the tarmac driveway.

Further land is available by separate negotiation.

TENURE

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

SERVICES

Mains electricity, oil central heating, private water supply (bore hole and pump on adjacent land) and private drainage to septic tank.

COUNCIL TAX BAND: F Monmouthshire County Council

EPC RATING: F

VIEWING

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

DIRECTIONS

Leaving Chepstow take the B4235 Usk Road, after just over 4 miles take the right hand turn signposted Pany-Y-Cosyn follow this lane down and when it levels out after the house on your left take left turn up the track to the property.

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.

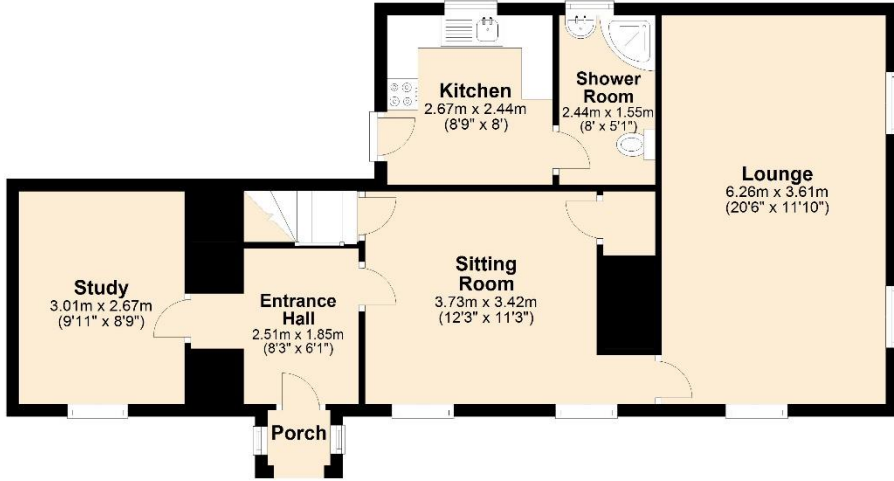
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.



Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)

First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)



Promapv2
LANDMARK INFORMATION

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