



 6  5  4

**The Lychgate Church Road, Caldicot**

**£550,000**



The  
Lychgate  
Guest House  
01291 422378

## About the property

A unique and exceptional opportunity to acquire a successful, well-established Bed & Breakfast business, complete with an attached two-bedroom house. The property offers versatile living arrangements, making it ideal for multi-generational living or potential conversion into a substantial single property.

Spacious and modernised accommodation features four en-suite guest rooms, one conveniently located on the ground floor, along with a reception room, dining room, and kitchen area. The attached annexe boasts an entrance hallway, internal access to the garage (offering potential for conversion, subject to permissions), open-plan lounge/ dining room, and a refitted kitchen on the ground floor. Upstairs, there are two double bedrooms and family bathroom.

Both properties enjoy a large enclosed rear garden, backing onto the local church making it ideal for entertaining.

Situated within walking distance of the historic Caldicot Castle and Country Park, the property is conveniently located near a wide range of amenities in Caldicot town centre, including supermarkets, shops, restaurants, pubs, a leisure centre, and medical facilities. Junior and comprehensive schools are nearby. The surrounding area offers easy access to the scenic Wye Valley, Forest of Dean, Chepstow racecourse, and renowned golf clubs such as St Pierre

## Accommodation

### Bed & Breakfast

### Entrance Hall/Reception Area

Enter via UPVC double glazed door to hallway/reception area. Doors to kitchen and storage cupboard. Radiator. Doors to reception room and bedroom. Stairs to first floor.

### Kitchen

Base units with laminate worktops incorporating a stone sink and drainer. Gas cooker point. Wash hand basin. Wall cupboards. Ceramic tile flooring. Opaque UPVC double glazed window to side.

### Reception Room/Dining Room

12' 6" x 10' 2" into bay + doorway ( 3.81m x 3.10m into bay + doorway ) Currently being used as the breakfast room. The room comprises, Radiator. Bay window to front elevation. Door to shower room.

### Shower Room

Currently being used for storage. Comprising wash hand basin and shower cubicle (not tested). Radiator.

### Bedroom

11' 9" x 10' 10" into bay + doorway ( 3.58m x 3.30m into bay + doorway ) UPVC double glazed bay window to rear elevation. Radiator. Sliding door to ensuite.

### Ensuite





Comprising close coupled WC, pedestal wash hand basin and shower cubicle. Tiled splashbacks. Heated towel rail.

### First Floor Landing

Doors to storage cupboard housing wall mounted Worcester gas boiler. Fire door /escape to rear garden. Stairs up to landing area with doors to bedrooms. UPVC double glazed window to rear elevation. Access to loft.

### Bedroom

12' 4" x 12' 11" ( 3.76m x 3.94m )  
UPVC double glazed window to front elevation.  
Radiator. Doors to wardrobes and ensuite

### Ensuite

Comprising close coupled WC, corner shower and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Extractor fan. Access to loft space.

### Bedroom

15' 1" x 11' 8" ( 4.60m x 3.56m )  
UPVC double glazed window to rear elevation.  
Radiator. Door to ensuite.

### Ensuite



Comprising close coupled WC, pedestal wash hand basin and corner shower. Heated towel rail. Tiled splashbacks. Opaque UPVC double glazed window to rear. Extractor fan.

### Bedroom

15' 2" x 8' 11" ( 4.62m x 2.72m )  
UPVC double glazed window to side elevation.  
Radiator. Door to wardrobes. Door to ensuite.

### Ensuite

Comprising double shower, close coupled WC and pedestal wash hand basin. Opaque UPVC double glazed window to front elevation. Wood laminate flooring. PVC wall panelling to walls.

### Annex/House

### Hallway

Enter into private hallway via opaque double glazed door. Stairs to first floor. Wood laminate flooring. Radiator. Doors to living room and garage. UPVC double glazed window to front elevation.

### Garage



18' x 12' 6" ( 5.49m x 3.81m )  
UPVC double glazed window to rear elevation. Up and over door to front. Wall mounted Worcester gas boiler. Plumbing for washing machine.

### Open Plan Living Room

17' 2" x 10' 5" ( 5.23m x 3.17m )  
UPVC double glazed patio doors to garden. UPVC double glazed window to rear elevation. Wood laminate flooring. Radiator. Door to kitchen.

### Kitchen

Refitted and fitted with a good range of base units with Oak block worktops incorporating a stainless steel sink and drainer. Integrated electric oven and four ring gas hob. Plumbing for washing machine. Space for fridge. Tiled splashbacks. Radiator. Wall cupboards. Double glazed Velux window. Opaque UPVC double glazed stable style door to side.

### First Floor Landing

Doors to bedrooms and bathroom. Double doors to storage cupboard.

### Bedroom One

13' 4" max x 11' 8" ( 4.06m max x 3.56m )



UPVC double glazed window to front and rear elevations. Wood laminate flooring. Radiator.

### Bedroom Two

13' 4" max x 9' 9" ( 4.06m max x 2.97m )  
UPVC double glazed window to rear elevation with pleasant views over garden. Radiator. Wood laminate flooring.

### Bathroom

Comprising bath with shower over and shower screen, wash hand basin set in vanity unit and close coupled WC. Tiled splashbacks Wood laminate flooring. Heated towel rail. Opaque UPVC double glazed window to front elevation.

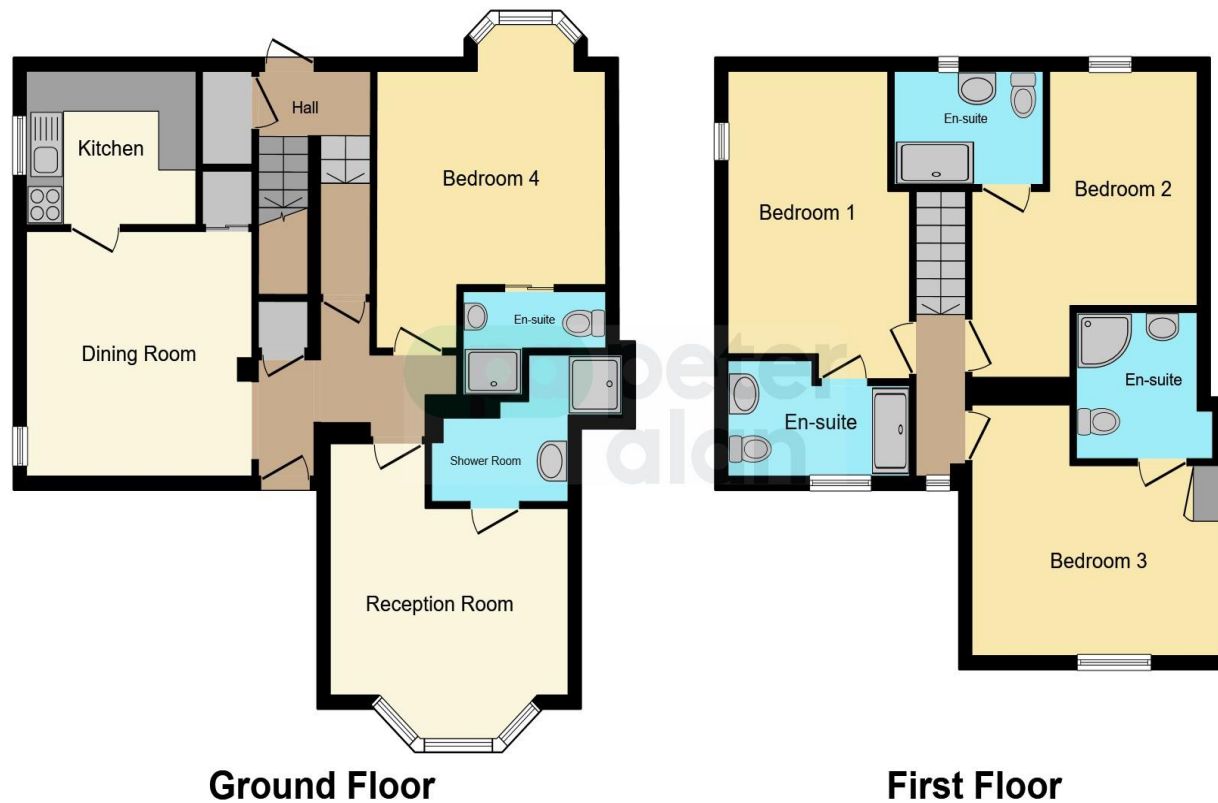
### Outside

Front - Enclosed with driveway leading to garage and access to B&B front garden which has a paved patio area and gated access.

Rear - An enclosed larger than average mature garden with an array of plants, shrubs and trees. Spacious patio with steps up to lawns. Fence and wall surround.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.