

The Cottage

Hewelsfield Lane, St. Briavels



ROSCOE ROGERS KNIGHT
Town and country properties



The Cottage

Hewelsfield Lane, St. Briavels

This immaculately presented and beautifully renovated four-bedroom country cottage has been tastefully upgraded to the highest of standards whilst enhancing its wealth of original, character features. The thoughtfully designed and innovative layout perfectly suits dual family living with living and sleeping accommodation at either ends of the cottage. Set off a quiet lane on the edge of the historic village, the property enjoys an elevated aspect producing far-reaching views across open countryside. Low maintenance gardens and off-road parking for multiple vehicles.

The original stone cottage has been sympathetically extended over time but in the last four years has been transformed, utilising high quality craftsmanship, materials and fixtures and fittings. The exterior of the property is a combination of textured painted render and local stone with inset double-glazed windows and doors all set under profile concrete roofs. Internal features include low voltage downlighters, two original fireplaces, exposed beams and stonework, part glazed and vertically boarded ledged and braced doors, moulded skirting boards and architraves and a combination of hardwood, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front sun terrace and through a vertically boarded composite door with viewing panel into:

ENTRANCE HALLWAY:

A pair of doors into living room and door into:



UTILITY ROOM: 3.59m opening up to 3.96m (11'9" x 12'12") reducing to 2.23m (7'4")

Window to front and window at high level to back. "L-shaped" laminate worktop, tiled splashback surround and with inset stainless-steel sink. Space and plumbing for washing machine/tumble dryer.



LIVING ROOM: 4.63m x 6.15m (15'2" x 20'2")

Dual aspect windows to front and side with far reaching views of surrounding countryside. Oak staircase with quarter landing, squared newel post and turned metal balustrading up to the first-floor landing. Under stairs storage cupboard. Feature stone fireplace with matching hearth housing multi fuel wood burning stove with oak mantel over. Door into:



OPEN PLAN KITCHEN/DINING ROOM: 8.15m x 3.61m (26'9" x 11'10")

An incredibly bright and spacious room with three windows to the front elevation enjoying views of open countryside views. Wood block kitchen worktops with tiled splashback surround along two walls with complementary central island unit. Inset double "Belfast" style sink with mixer tap over. A range of two-tone Shaker style cupboards and drawers set under with space and plumbing for dishwasher. Rangemaster cooking range with double oven and six ring induction hob with matching stainless steel extraction hood over. Recess with space for American style fridge/freezer. Feature stone fireplace with matching hearth and wooden mantel over. Consumer unit at high level. Door into:



GARDEN ROOM: 6.29m x 2.44m (20'8" x 8'0")

Glazed to one side with curved aluminium roof. Doors into the following:

BOILER ROOM: 3.29m x 2.34m (10'10" x 7'8")

Floor mounted oil boiler providing domestic hot water and heating to radiators throughout. Opening into:

STORAGE ROOM ONE: 2.36m x 2.83m (7'9" x 9'3")

A concrete base and corrugated roof. Door into:

WOOD STORAGE ROOM: 1.70m x 5.41m (5'7" x 17'9")

A concrete base with a corrugated roof. Gate leading out to the lane. Power and light.

STORAGE ROOM TWO: 2.08m x 2.70m (6'10" x 8'10")

Opening into:

REAR LOBBY: 1.72m x 4.58m (5'8" x 15'0")

External door providing secondary access to garden.

INNER HALLWAY:

Frosted window to front and external door to side accessing front garden and parking area. Split staircase with decorative metal handrail up to first floor landing. Roof access hatch. Doors into:

CLOAK ROOM:

Frosted window to side. A white suite comprising a Victorian style low-level WC and vanity unit with floating wash basin. Wooden panelling to half height.

SNUG: 4.99m x 3.23m (16'4" x 10'7")

Two windows to front with pretty views of the village and countryside beyond. Stone fireplace housing "Jotul" wood burner set on a ceramic tiled hearth. Understairs storage cupboard.



CLOAK ROOM:

Frosted window to side. A white suite comprising a Victorian style low-level WC and vanity unit with floating wash basin. Wooden panelling to half height



From inner hallway upstairs to:

SPLIT-LEVEL FIRST FLOOR LANDING:

Window to back. Cupboard housing water cylinder.

BEDROOM THREE: 3.30m x 5.00m (10'10" x 16'5") opening up to 6.37m (20'11")

Two windows to front. Recess with hanging rail.



SHOWER ROOM:

Frosted window to front. A contemporary suite comprising a low-level WC, vanity unit with inset wash basin and a fully tiled shower enclosure with mixer valve and head on adjustable rail. Chrome ladder style radiator and extraction fan at high level. Panelling at half height.



BEDROOM FOUR: 3.65m x 2.72m (11'12" x 8'11")

Vaulted ceiling with window to front.



From living room upstairs to:

FIRST FLOOR LANDING:

Window to back. Doors into the following:

FAMILY BATHROOM:

Vaulted ceiling with frosted window to side. A beautifully fitted contemporary suite comprising a low-level WC, vanity unit with inset wash basin, a free-standing roll top bath and a double width, fully tiled shower enclosure with mixer valve and rain shower head over. Sectional heated towel rail and extraction fan at high level. Panelling at dado rail height.



BEDROOM ONE: 3.62m x 4.60m (11'11" x 15'1") average

An incredibly bright and airy principal bedroom with dual aspect picture windows enjoying views of the open countryside and beyond.



BEDROOM TWO: 3.04m x 3.59m (9'12" x 11'9")

Vaulted ceiling with window to front. Roof access hatch.



OUTSIDE:

The cottage is reached along a peaceful country lane, offering three private parking spaces located at the front, side and rear of the property. Nestled behind a low stone wall complemented by raised flower beds and shrubs, you'll find a sun terrace and seating area, perfect for alfresco dining and entertaining. Stone steps lead up to a versatile flat level lawned area with herbaceous borders and further sun terrace, taking full advantage of the property's far-reaching views of the village and countryside beyond.

SERVICES:

Mains electric and water. Oil fired central heating and a private drainage system. Council Tax Band F. EPC rating tbc.

DIRECTIONS:

From Monmouth, take the Wye Valley Road to Bigsweir and turn sharp left before the bridge up the hill and along "The Fence" turning right to St Briavels. At the crossroads at the top, go straight over to the side of the castle and then turn left at the junction up to the main crossroads and turn right towards Chepstow. Take the next left into Hewelsfield Lane (no through road) and the property is the last but one on the right.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £725,000



Franchise Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596





The Cottage

FOR IDENTIFICATION ONLY

