

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Stonehouse Mill Hill

Brockweir, Chepstow, NP16 7NN

No onward chain £489,950



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## Description

A truly stunning property which must be viewed to be fully appreciated. To the ground floor open oak framed porch leading to reception area, open plan to the dining room which in turn gives access to the superb kitchen/breakfast room with island and double doors off to the private, south facing rear gardens. Also from dining room, access to the living room, again with double doors to the south facing, private rear gardens. Stairs to the first-floor landing with primary bedroom and en-suite shower room, bedrooms 2, 3, 4 and well-appointed bathroom off. The bedrooms and the landing also benefit from Wye Valley views to the rear. Although being built in 2010 by the current owners, the property benefits from all of the modern conveniences you would expect of a property of this age but has been built to fit in with its surroundings and has a cottage feel. The current owners have also kept in mind the environment and the property benefits from ground source heat pump providing under floor heating throughout the ground floor and in the upstairs bathroom and en-suite, which benefits from a constant and reliable source. There is also a rainwater harvesting system supplying water for washing machine, dishwasher and W.C.'s. The property further benefits from driveway parking for two vehicles as well as beautifully maintained gardens to the front and rear, with views of the Wye Valley, an area of outstanding natural beauty. Situated within this most sought after, picturesque village of Brockweir, with the eco-friendly shop and cafe close by which sells local fresh produce as well as general groceries, newspapers, etc., the cafe itself enjoying stunning views over the Wye Valley. Stonehouse would make a fantastic, eco-friendly family home or due to its location would make an ideal holiday let or long-term rental property. Brockweir is a charming village in between the pretty market towns of Chepstow and Monmouth in the lower reaches of the Wye Valley a designated area of outstanding natural beauty, one mile north of Tintern. There are numerous walks in the area and the village itself has a local store/cafe/community centre. The nearby towns of Chepstow and Monmouth have numerous facilities that you expect along with excellent schooling. As well as bus and rail links at Chepstow, you will also find excellent motorway networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Oak framed open porch and outside light. Panelled door with glazed inserts into reception area. Oak flooring. Useful storage cupboard. Open to dining room/family room.

## Dining/Family Room

14'9" x 13'0" max (4.508 x 3.975 max)

Continuation of oak flooring. Storage cupboard. Double glazed sash window to front elevation. Stairs to first floor landing. Doors off.

## Kitchen/dining Room

16'3" x 14'8" (4.977 x 4.484)

Inset spotlighting and sun tube to plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units and pan drawers, all with encore acrylic work surfaces and tiled splash backs. Island breakfast bar with solid oak surface and pan drawers. One and half bowl stainless steel sink and mixer. Range master cooker with double oven grill, and five ring electric hob to remain. Extractor hood and light over. Integrated dishwasher. Plumbing and space for washing machine. Ceramic tiled floor throughout. Double glazed window to rear elevation. UPVC double glazed french doors to garden. Door to utility cupboard.

## Utility Cupboard

Plumbing and space for auto washing machine and tumble dryer. Hot water cylinder.

## Living Room

19'8" x 16'4" (6.017 x 4.991)

Inset spotlighting to plain ceiling. Fireplace with wooden surround and slate hearth. Oak flooring throughout. Two double glazed sash windows to front elevation. Double glazed sash window to rear elevation. UPVC double glazed french doors to rear garden.

## Ground Floor W.C.

Inset spotlighting to plain ceiling. Wash hand basin with chrome mixer tap, low level dual push button flush W.C. Part tiling to walls, tiled floor.

## First Floor Stairs and Landing

Inset spotlighting to plain ceiling. Three useful storage cupboards. Panelled radiator. Opaque double-glazed

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window to side elevation. Double glazed window to rear elevation with views. Doors off.

### Primary Bedroom

13'1" x 9'5" (3.997 x 2.883)

Inset spotlighting to plain ceiling. Panelled radiator. Dressing area with built in wardrobe. Double glazed sash window to front elevation with views. Door to en-suite shower room.

### En-Suite Shower Room

Inset spotlighting and extractor to plain ceiling. Modern white suite to include, low level W.C. with dual push button flush. Pedestal wash hand basin with chrome mixer tap and mirror cabinet over. Corner enclosure with rainwater head shower and separate shower attachment. Full tiling to walls. Tiled floor. Chrome towel radiator. Double glazed sash window to side elevation.

### Bedroom Two

14'10" x 9'8" (4.526 x 2.962)

Inset spotlighting to plain ceiling. Range of fitted wardrobes. Panelled radiator. Double glazed sash window to front elevation with views.

### Bedroom Three

14'10" x 8'6" (4.527 x 2.600)

Built in wardrobe. Panelled radiator. Double glazed sash window to rear elevation with views.

### Bedroom Four

9'1" x 8'2" (2.785 x 2.498)

Inset spotlighting to plain ceiling. Panelled radiator. Double glazed sash window to rear elevation with views.

### Bathroom

Inset spotlighting and extractor to plain ceiling. Tastefully appointed with a four-piece suite to include low level dual push button flush W.C., pedestal wash hand basin with chrome mixer tap. Free standing double ended bath with mixer tap. Step-in enclosure with rainwater head shower and separate shower attachment. Part tiling to walls, tiling to floor. Storage cupboard. Under floor heating. Double glazed sash window to side elevation with views.

### Garden

Natural stone wall to front elevation with two gates giving access to the low maintenance garden with loose stone chipped area, flagstone footpath. Gate and flagstone footpath to the side elevation leads to the landscaped rear gardens, flagstone sun terrace, lawn area, decked seating area with built-in storage. Steps up to parking area. South facing sunny rear garden with stunning views of the Wye Valley and surrounding countryside.

### Parking

Shared driveway and parking for two vehicles.

### View From Brockweir Bridge

### Services

Mains electricity. Mains Water. Ground source heat pump supplying domestic hot water and heating. Rainwater harvest.

### Council Tax Band - F

### Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



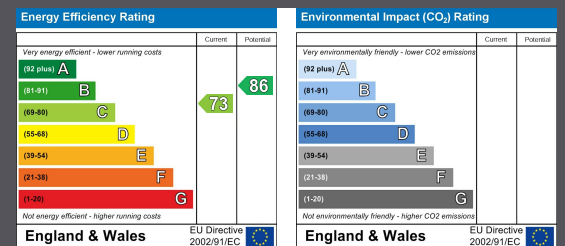
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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