

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Comice House 12 Lower Church Street , Chepstow, NP16 5HJ

No onward chain £474,950



# Comice House 12 Lower Church Street

, Chepstow, NP16 5HJ

No onward chain £474,950



## Description

This outstanding late Georgian Grade II listed townhouse is a must-see. With over 2800 square feet of accommodation set over four floors, the generous space needs to be seen to be fully appreciated. Whilst the property needs some modernisation it boasts an array of period features, including an impressive original staircase, fireplaces, and sash windows to name but a few. The property also has the added benefit of no onward chain.

The accommodation, briefly comprises, on the ground floor a 33ft split level reception hall, three reception rooms, a kitchen, utility room, and shower room. The lower ground floor cellar houses two large, versatile rooms with vaulted ceilings. The first floor has three sizable bedrooms and a spacious family bathroom, while the fourth bedroom is located on the second floor. Due to the layout, the property also lends itself to dual family accommodation.

The property is situated in the old centre of the medieval market town of Chepstow. Chepstow itself is described as the gateway to the Wye Valley, which is a designated area of outstanding natural beauty. There are many outdoors pursuits to be had nearby to include many world famous walks with the Forest of Dean also a short distance away. The town itself has many cafes, bars, bistros and restaurants plus many independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

33'11 x 8'2 (10.34m x 2.49m)

Most impressive split level reception hall which is over 33' in length. Approached via original wooden panelled door with glazed fantail window over. Picture rail. Panelled radiator. Original georgian turn staircase to first floor landing. Panelled radiator. Doors off to living room, dining room, breakfast room, kitchen, utility room, shower room and cellar. Door to rear garden.

## Breakfast Room

12'06 x 11'07 (3.81m x 3.53m)

Open shelving to recess. Panelled radiator. Sash window to side elevation. Door to kitchen.

## Kitchen

11'6 x 10 (3.51m x 3.05m)

Fitted with a matching range of base and eye level storage units with wood effect work surfaces. One and half bowl stainless steel sink and mixer tap set into work surface. Space for cooker. Space for upright fridge freezer. Wall mounted gas boiler and hot water cylinder. Tiled floor. Window to rear and side elevations.

## Dining Room

16'11 max to recess x 13'03 (5.16m max to recess x 4.04m)

Picture rail. Exposed wooden floor boards. Living flame gas fire. Two Panelled radiators. Sash window to rear elevation.

## Living Room

16'01 max to recess x 13'02 (4.90m max to recess x 4.01m)

Original cornicing. Picture rail. Feature fireplace. Panelled radiator. Sash window to front elevation with shutters.

## Utility Room

Base unit with one and half bowl sink and mixer tap set into work surface. Plumbing and space for automatic washing machine. Window to side elevation.

## Shower Room

Low level W.C. Pedestal wash hand basin. Corner enclosure with electric shower. Chrome Electric towel radiator. Full tiling to walls.

## Lower Ground Floor

Accessed via the reception hall, staircase to lower ground floor.

## Hallway

Feature panelling to walls. Sump with electric pump. Power points and lighting. Doors off.

## Gymnasium/Cinema Room

17'01 x 12'08 (5.21m x 3.86m)

Feature panelling to walls. Panelled radiator. Power points and lighting.

Tel: 01291 418418

### Multipurpose Room

17'01 x 9'05 (5.21m x 2.87m)

Power points and lighting. Steps to Velux window giving access to the rear garden.

### First Floor Stairs and Landing

Period architrave. Original georgian staircase to second floor landing. Doors off to bedrooms one, two, three and bathroom.

### Bedroom One

14 x 13'02 (4.27m x 4.01m)

Picture rail. Original fireplace. Panelled radiator. Sash window to rear elevation.

### Bedroom Two

13'11 x 13'01 (4.24m x 3.99m)

Picture rail. Original fireplace. Panelled radiator. Sash window to front elevation.

### Bedroom Three

11'03 x 9'05 (3.43m x 2.87m)

Picture rail. Original fireplace. Panelled radiator. Sash window to front elevation.

### Bathroom

12'01 x 9'03 (3.68m x 2.82m)

Picture rail. Original fireplace. Fitted with a white suite with low level W.C. Pedestal wash hand basin and bath with mixer tap and shower attachment over. Part tiling to walls. Tile effect flooring. Extractor fan. Panelled radiator. Sash window to rear elevation.

### Second Floor Stairs and Landing

Window to side elevation. Two large storage cupboards. Door to bedroom four.

### Bedroom Four

13'10 x 11'11 (4.22m x 3.63m)

Panelled radiator. Large double glazed Velux window with blind to rear elevation.

### Garden

Low maintenance rear garden with large flagstone seating area for alfresco dining. Wood chipped area for ease maintenance. Stocked borders. Fence to boundary. Outside tap.

### Parking

Resident parking permit available by application via Monmouthshire County Council, approximately £75 per year. One residents permit available per household. Full price permits available by application to Monmouthshire County Council. Please see the link for pricing: <https://www.monmouthshire.gov.uk/car-parks/parking-permits/>

### Sevices

All mains services are connected.

### Council Tax Band - F

### Tenure - Freehold



## Road Map



## Hybrid Map



## Terrain Map



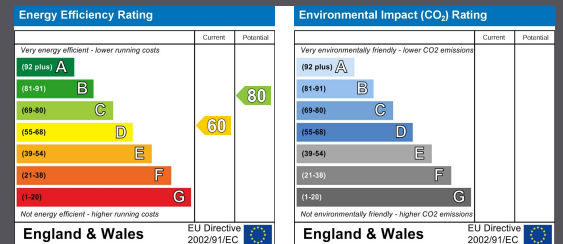
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.