

H & H

HOUSE & HOME
PROPERTY AGENTS



Longmeadow Rectory Road

Llanvaches, Caldicot, NP26 3AY

No onward chain £569,950



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Description

A rare opportunity, this is the first Time to Market Since Built in the 1960s is this spacious detached split-level family home with no onward chain

This unique and spacious four-bedroom detached split-level home is set over three floors and is coming to the open market for the very first time since it was built in the late 1960s. Positioned in a sought-after residential location and offers excellent potential to modernise and add value, making it a perfect blank canvas for buyers wanting to create their dream home.

Set on a generous plot, the home offers well-planned, versatile living accommodation with original features from its era. On the ground floor, you are welcomed by a spacious entrance hall leading to a study, cloakroom, and the main bedroom with en-suite wet room. a French doors onto a large raised seating area. From here, stairs lead to both the first floor and lower ground floor.

On the lower ground floor, you'll find the heart of the home — a kitchen with open-plan utility area, a dining room, and a bright and spacious living room with an open fireplace, perfect for entertaining or relaxing with the family.

The first floor hosts three well-proportioned bedrooms, two of which enjoy stunning countryside views to the rear, along with a family bathroom.

Outside, the property boasts a well maintained front garden, rear gardens, a swimming pool, an attached garage, and carport, all accessed via a block-paved driveway providing ample parking.

Whether you're looking to move straight in and gradually update, or take on a full modernisation project, this home is bursting with potential and available with no onward chain for a smooth purchase process.

Located in the sought-after village of Llanvaches, this property enjoys a peaceful semi-rural setting while still being conveniently close to a range of local amenities. Nearby towns such as Magor, Newport, and Chepstow offer supermarkets, well-regarded primary and secondary schools, and a variety of shops and services. For dining out, both The Rock and Fountain and Woodland Tavern are just a short distance away.

One of the standout features of this location is its proximity to Westwood Forest, perfect for nature lovers and families. Just a short distance away, the forest offers miles of scenic walking trails, as well as public BBQ and picnic areas, ideal for relaxed weekends outdoors.

Excellent transport links make commuting straightforward, with easy access to the A48, M48, and M4 motorway networks, bringing Newport, Cardiff, and Bristol all within comfortable reach. There are also good local bus and rail connections, making Llanvaches a convenient base for both work and leisure.

Ground Floor

Approached via panelled door with full height side window. Coving. Wood effect flooring. Open to inner hallway. Stairs to lower ground floor. Stairs to first floor landing.

Sitting Room

11'09 x 8'10 (3.58m x 2.69m)

Coving. Wood effect flooring. Panelled radiator. Window to front elevation.

W.C.

Coving. Light and extractor to ceiling. Low level W.C. with concealed cistern. wash hand basin and chrome mixer tap. Fully tiled walls. Tiled floor. Chrome towel radiator.

Inner Hallway

Coving. Doors off.

Bedroom One

17'01 x 13'04 (5.21m x 4.06m)

Coving and inset spotlighting. Panelled radiator. Useful storage cupboard. Full height UPVC double windows and doors to rear elevation.

En-Suite Wet Room

Low level W.C. Wash hand basin. Mains fed shower. Full tiling to walls. Tiled floor.

Store Room

8'10 x 7'01 (2.69m x 2.16m)

Useful storeroom that could be utilised as a walk in wardrobe.

Lower Ground Floor

Stairs from the reception hall to the lower ground floor. Panelled radiator. Doors off.

Kitchen

14'10 x 9'10 (4.52m x 3.00m)

Fitted with a matching range of base and eye level storage units all with work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in double fan assisted oven. Four ring electric hob set into work surface with tile splash back, extractor hood and lighting over. Integrated dishwasher. Breakfast bar. Tiled floor. Window to side elevation. Open to utility area.

Utility Room

11'05 x 4'09 (3.48m x 1.45m)

Range of base units with work surfaces. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. UPVC double glazed door and window to side elevation.

Tel: 01291 418418

Dining Room

14'03 x 9'10 (4.34m x 3.00m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation. Open to living room.

Living Room

20'01 x 11'11 (6.12m x 3.63m)

Coving. Exposed brick work and open fireplace. Panelled radiator. UPVC double glazed window to side elevation. UPVC double glazed sliding patio door to rear elevation.

First Floor Stairs and Landing

Coving. UPVC double glazed window to front elevation. Doors off.

Bedroom Two

14'03 x 11'11 (4.34m x 3.63m)

Coving. Panelled radiator. UPVC double glazed window to rear elevation with views of open countryside.

Bedroom Three

13'05 x 12 (4.09m x 3.66m)

Coving. Built in wardrobes. Panelled radiator. UPVC double glazed window to rear elevation with views of open countryside.

Bedroom Four

9'11 x 7'01 (3.02m x 2.16m)

Coving. Built in wardrobe. Panelled radiator. UPVC double glazed window to side elevation.

Bathroom

Coving. Wash hand basin and chrome mixer tap set over vanity storage unit. Low level W.C. Bath with mains fed shower over. Full tiling to walls. Panelled radiator. Opaque UPVC double glazed window to side elevation.

Garden

To the front of the property is a well-maintained lawn with established, stocked borders, creating a welcoming first impression. The rear garden offers a generous full-width paved seating area, perfect for outdoor dining, along with a raised decked terrace that enjoys beautiful open countryside views. There is a swimming pool which requires refurbishment to bring it back into use, or alternatively, it could be removed or covered to create additional outdoor living space. The rest of the garden backs directly onto open countryside and is bordered by a combination of mature hedging and fencing, offering both privacy and a picturesque outlook.

Garage Carport and Parking

Block paved driveway that has ample parking and turning space, leading to a carport that gives covered access to the front door. Attached garage with up and over door, power points and lighting.

Material Information

Council Tax Band - G

Tenure - Freehold

We are informed the property is of standard construction.

Mains electricity. Mains gas. Mains water. Mains drainage.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>



Road Map



Hybrid Map



Terrain Map



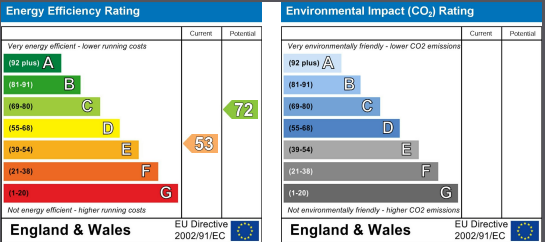
Floor Plan



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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