

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## 9 The Belfry

Sedbury, Chepstow, NP16 7FD

Offers in excess of £300,000





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## Description

Situated within the curtilage of a Grade II\* listed neoclassical mansion, The Belfry forms part of the impressive former stables of Sedbury Park. This stunning stable block, complete with clock tower, was sympathetically converted in the late 1990s. All properties within the development benefit from use of the attractive courtyard and well-maintained communal grounds.

The property offers well-proportioned accommodation arranged over two floors, briefly comprising: reception hall, kitchen/breakfast room, living room with French doors opening to the rear garden and open plan to the dining room, plus a ground floor WC. On the first floor there are three generously sized bedrooms and a contemporary bathroom, tastefully updated in 2020.

Outside, the property enjoys a private garden and access to the beautiful shared courtyard and grounds.

The property itself is located a short distance away from the village of Sedbury. Sedbury itself, has a range of local facilities to include local shops, butcher, doctors' surgery and chemist.

For the outdoor enthusiast, there are many walks nearby, including the Wye Valley Greenway and the Offas Dyke footpath. The Forest of Dean and Wye Valley are a short distance away. The market town of Chepstow is also within close proximity with an attendant range of facilities. Bus and rail links, the A48, M48, M4 and M5 motorway networks bring Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Approached via UPVC opaque double glazed and panelled door. Coved and plain ceiling. Double dado rail. Solid light oak flooring. Useful understairs storage cupboard with hot and cold water supply for automatic washing machine, plus power point. Stairs to first floor landing. Doors off.

## Kitchen Breakfast Room

10'01 x 9'11 (3.07m x 3.02m)

Coved and plain ceiling. The kitchen is fitted with a matching range of base and eye level storage units with under pelmet lighting and tile splash backs. One and half bowl sink and mixer tap set into work surface. Built in fan assisted double oven and grill. Four ring induction hob set into work surface with tile splash back, extractor and lighting over. Space for under counter fridge and freezer. Plumbing and space for dishwasher. Electric warm air plinth heater. Oil fired combination boiler. Serving hatch to dining room. Tiled floor. UPVC double glazed lift and tilt window to front elevation, overlooking the communal courtyard.

## Living Room

17'09 x 10'10 (5.41m x 3.30m)

Coved and plain ceiling. Dado rail. Power point for wall mounted TV. Panelled radiator. Heritage style UPVC double glazed french doors to rear garden. Open to dining room.

## Dining Room

9'11 x 6'04 (3.02m x 1.93m)

Coved and Plain ceiling. Dado rail. Serving hatch to kitchen.

## Ground Floor W.C.

Low level W.C. Corner wash hand basin with tile splash back. Tiled floor. Extractor fan. Panelled radiator.

## First Floor Stairs and Landing

Coved and Plain ceiling. Access to loft inspection point. We are informed the loft is partly boarded with pitch pine roof. Large storage cupboard. Doors off.

## Bedroom One

16'03 x 10'10 (4.95m x 3.30m)

Ceiling fan and light. Panelled radiator. Two Velux windows to rear elevation with Velux duo black out blinds.

Tel: 01291 418418

### Bedroom Two

11'06 x 10'10 max to door recess (3.51m x 3.30m max to door recess )

Panelled radiator. Velux window with black out blind to front elevation.

### Bedroom Three

8'05 max x 8'02 (2.57m max x 2.49m)

Panelled radiator. Velux window with black out blind to front elevation.

### Bathroom

Fully refurbished in 2020, the bathroom now boasts a low level W.C. with push button flush, Wash hand basin and chrome mixer tap set over vanity storage, Light and mirror over. Step in glass enclosure with rainwater head shower and separate shower attachment. Freestanding bath and chrome mixer tap and shower attachment. Two tone part tiling to walls. Tiled floor. Towel radiator. Velux window with blind to rear elevation.

### Garden

The rear garden is a delightful feature of the property, offering a perfect blend of charm and practicality. Predominantly laid to lawn for ease of maintenance, it features two seating areas, ideal for enjoying the morning sun with a coffee or the warm evening glow for relaxed alfresco dining. Vibrant, well-stocked flower beds and

borders provide year-round colour and interest, while a traditional picket fence encloses the space. A handy gate offers direct access to the parking area, and a purpose-built shed for additional storage.

### Communal Courtyard

Approached via Impressive double gates. Paved area with attractive well stocked beds and borders and well maintained box hedging. Footpath to parking area. Access to front door.

### Parking

Parking for 4-5 vehicles depending on size plus visitor parking bays.

### Storeroom

Useful storage shed situated a short distance from the property.

### Material Information

Tenure - Freehold. Property owners have to covenant with the management company.

Council Tax Band - C

Service Charge - £73 PCM

Mains water. Mains electricity. Oil. Private drainage.

Construction Type - We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>





Road Map



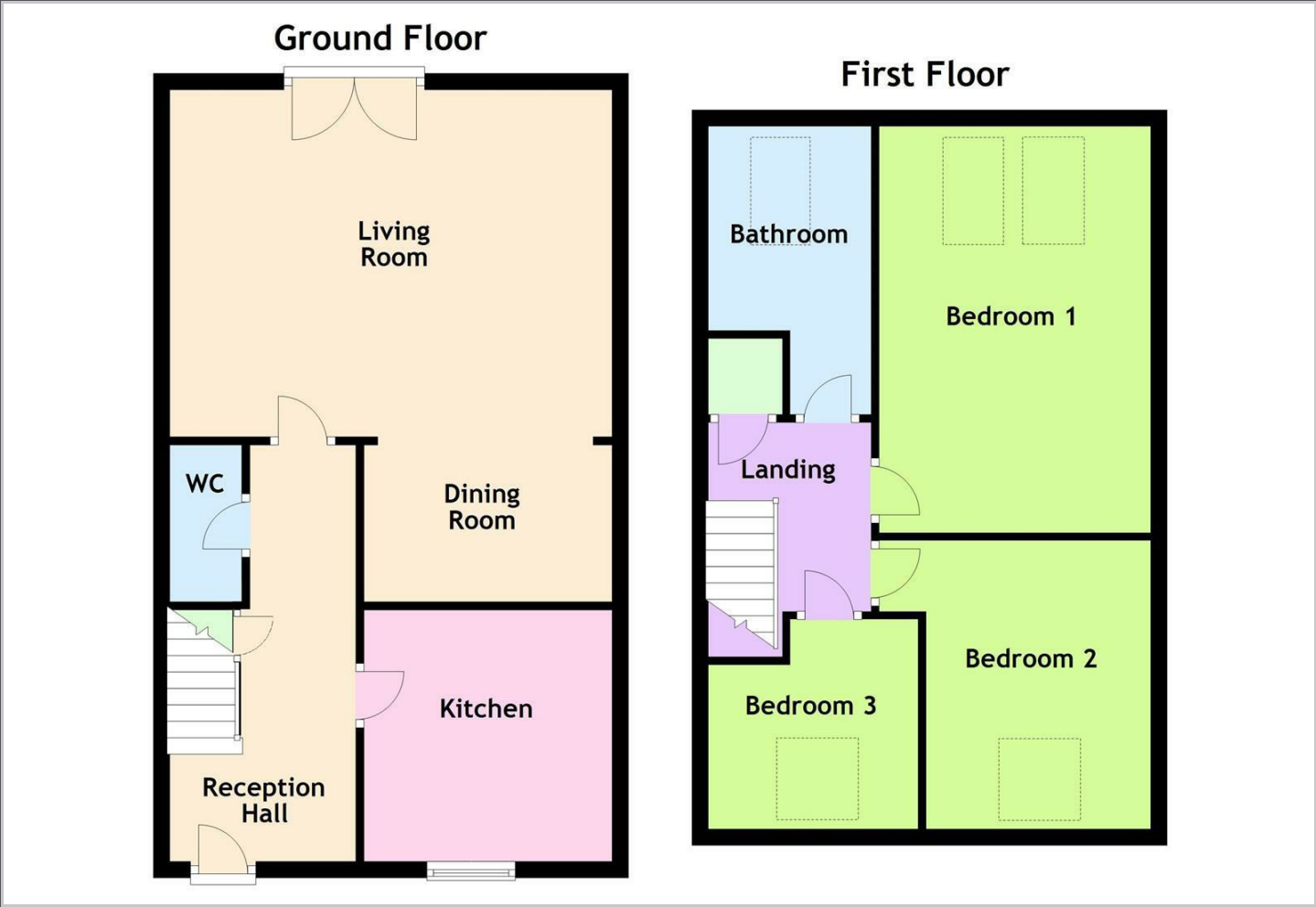
Hybrid Map



Terrain Map



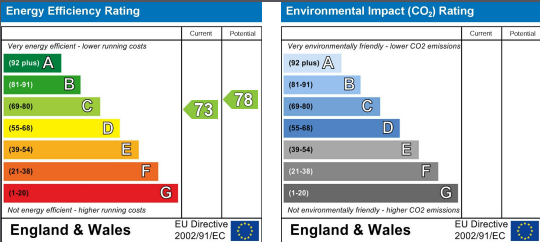
Floor Plan



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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