

Beachley House

Beachley, Chepstow, Gloucestershire



A stunning detached family home with generous park like grounds.



Main House

Basement: Cinema/bar | Games room/gym | Wine cellar

Ground floor: Kitchen | Breakfast room | Drawing room | Sitting room | Utility room | Pantry | Shower room | Two WCs

First floor: Principal bedroom with en suite | Two further bedrooms | Two family bathrooms

Second floor: Bedroom with en suite | Three further bedrooms



Situation

Beachley is bounded on either side by the rivers Wye and Severn, and by Offa's Dyke to the north. Its importance lay in its position at the western end of a Severn crossing.



Beachley is 2 miles approximately from the Welsh border and the market town of Chepstow at the foot of the glorious Wye Valley and entrance to the magical Forest of Dean.



The M48 is 5 minutes away and the junction of the M4/M5 is no more than 15 minutes away ensuring ease of access to everything the South West of England and South Wales has to offer.



History

As the most substantial residence, Beachley House is believed to have become the Commandant's House for the Army Technical School, later the Army Apprentices College established at Beachley Camp in 1924, which ran until 1994 alongside the barracks.

The House

Beachley House is Grade II listed due to its historical as well as architectural importance and at first glance gives the impression of a rectory rather than a farmhouse, as was its first incarnation in the early 19th Century.

What stands today is an unapologetically imposing and impressive, beautifully proportioned, seven bedroom family home served by multiple reception rooms, cinema/games room, gym and wine cellar in the basement. It is surrounded by expansive grounds, orchards adjacent to St John's churchyard, garages and stores which are currently undergoing refurbishment and a derelict gatehouse which previously had permission for conversion to an annex. In the last few years, the property has served the vendor as a successful wedding/celebration venue which has generated a net profit of approximately £100,000 in the last year. The vendor approves that business accounts are available to peruse should this be of interest to any prospective purchaser.

The sweeping in and out driveway through wrought iron gates sets the scene perfectly as you pass the large expanse of lawn on your left leading up to the front of the house.

All rooms are beautifully presented with flexible reception space, a vast kitchen/breakfast room and scope to reinstate the conservatory off the drawing room, which was removed a few years ago. The principal bedrooms are grand as one would expect with a view towards the River Severn.



Outside

The orchards have a separated gated entrance and could lend themselves to the introduction of a tennis court. But it would be remiss not to highlight the clear potential for a residential development of some scale which would sit behind a high wall, away from the main house (subject to necessary consents).

The gatehouse is in a derelict condition but far removed from the main residence and in no way an eyesore. The footprint suggests the possibility of a one bedroom annex/home office/staff accommodation is achievable should you wish to undertake the work. The garage/store block is undergoing refurbishment by the vendor and we are advised works will be completed shortly.

Whilst expansive, the gardens are attractive yet comparatively low maintenance, leaving time to enjoy the huge rear terrace with family and friends.

Property Information

Tenure: Freehold.

Guide Price: £1,495,000

Local Authority: Gloucestershire County Council

Council Tax: G

EPC: D

Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 495 sq m / 5,328 sq ft

Garage: 25 sq m / 269 sq ft

Outbuilding/Stores: 98 sq m / 1,054 sq ft

Total Area: 618 sq m / 6,651 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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