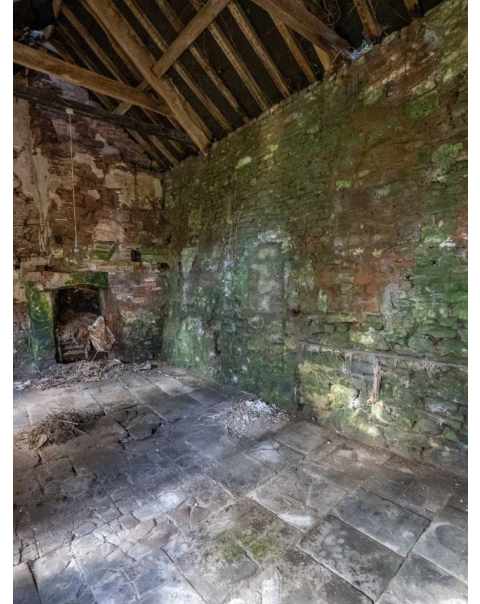




The Cottage
Stroat Farm | Stroast, Chepstow | Gloucestershire |



The Cottage

Guide price £150,000

- Refurbishment opportunity
- Planning permission granted
- Two double bedrooms
- Kitchen
- Spacious living
- Wonderful garden with off-street parking

DESCRIPTION

This is a fantastic opportunity to breathe life back into this stone cottage.

Forming part of Stroast Farm, the cottage has fallen into disrepair over the many years that the family have owned the farm. Planning permission has been granted for conversion and restoration of historic farm buildings to create three dwellings, ancillary site and access works, to return the cottage to its former character with a modern and stylish twist. Planning reference: PI411/21/FUL.

The chocolate box facade remains and this would become where the two bedrooms are, one on the ground floor and the other on the first floor along with a bathroom.

To one side of the cottage, there is a stone lean-to which will become the kitchen, this then leads into a good size living space which gives access to a good size garden.

AGENTS NOTE: This property is not registered.

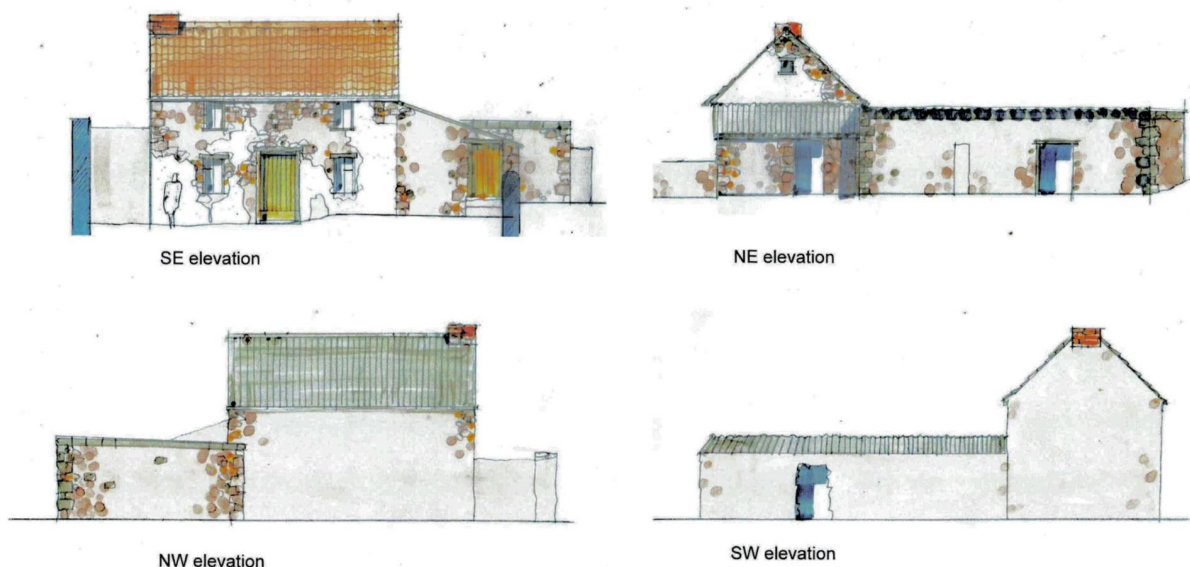
OUTSIDE

There is a shared driveway leading off the A48 which then gives access to a parking area for several cars that leads into the garden.

DIRECTIONS

Leave Chepstow on the A48 heading Northeast towards Lydney and Stroast Farm will be found on the left-hand side about four miles from the outskirts of Chepstow.

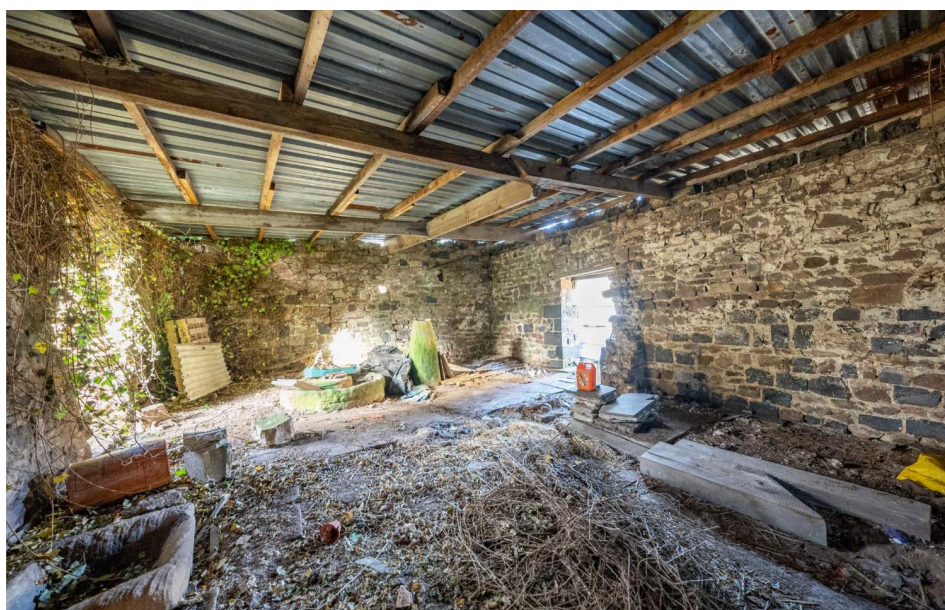
Do not scale this drawing for other than Planning purposes
 Note: Proposals based on drawn information supplied by others. It is recommended that a full measured survey is carried out prior to detail design.
 All drawings to be read in conjunction with Structural Engineer design and recommendations.
 All drawings to be read in conjunction with specialist Survey Reports and recommendations.
NOT for CONSTRUCTION
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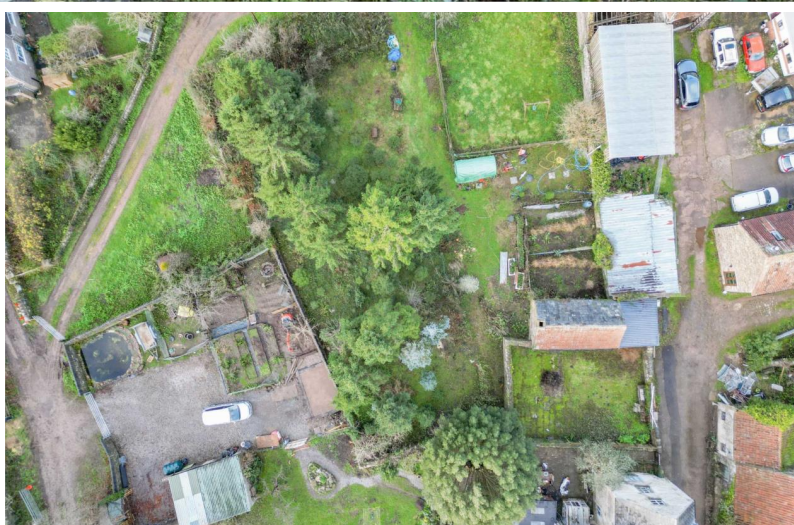
The Cottage - existing elevations
 Stroata Farm, Chepstow NP16 7LR

1:100 @ A3
 0 5 10m

SF/PL/37



Postcode: NP16 7LR | Tax Band: N/A | Tenure: Freehold



Fine & Country
 Tel: 01291 629799
chepstow@fineandcountry.com
 30 High Street, Chepstow, NP16 5LJ

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 fineandcountry.com™