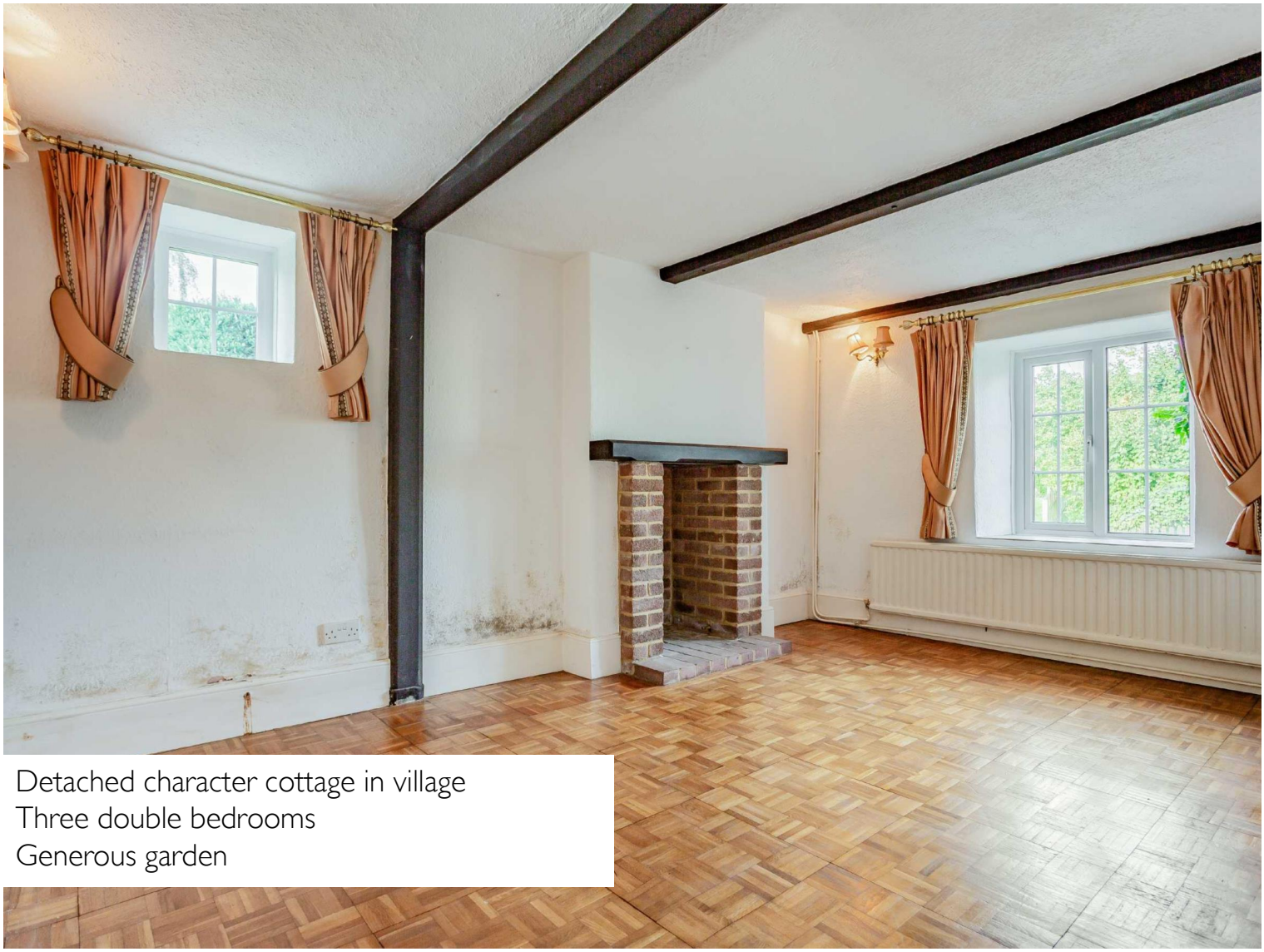
MATHERN

Guide price **£450,000**

ARCHER & CO

OLD SCHOOL HOUSE

Mathern, Chepstow, Monmouthshire NP16 6JD



Detached character cottage in village
Three double bedrooms
Generous garden

In the heart of a popular Monmouthshire village close to main transport links and yet surrounded by stunning countryside and captivating scenery, this cottage will enchant you just as much as the location. The pretty stone period property oozes character and charm inside, offering sociable and versatile spaces via three reception rooms and a kitchen diner. There's wood block floors, beams, fireplaces and quarry floor tiles to cherish and adore, accompanied by the exciting opportunity to transform the much-loved cottage into your dream home.

There's off-road parking and a garage and ample space for children and dogs to play, as well as room for a parcel of the plot to be dedicated to growing your own produce and adding a greenhouse to support the activity.

The cottage is located just a minute's walk from Mathern's local pub and a few minutes more from the athletics club, tennis court and village hall. A short drive away is the centre of the Chepstow to enjoy all the shops, socialising opportunities, castle grounds and river bank walks this popular town can offer, as well as a range of facilities and amenities from schools, doctors, dentists and a community hospital to sports clubs, parks and playgrounds.

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£450,000

KEY FEATURES

- Detached cottage in a popular village location
- Pretty stone facade & character features inside
- Three reception rooms
- Characterful cottage
- Substantial garden
- Off-road parking, garage & elevated front

STEP INSIDE

But if you want to access nature's amazing playground the cottage offers easy access to the gorgeous landscape that makes this county so popular, including the world-famous Wye Valley Area of Outstanding Natural Beauty. Take it slow with a stroll by the river or take it up a level and try hiking, biking, paddling on the river and horse riding.

If work, more amenities, or family visits call you to travel further afield, Chepstow has a mainline train station and there's easy access onto the M48 that leads to the UK's network of motorways with Bristol, London, Cardiff and Swansea just a few of the direct destinations.

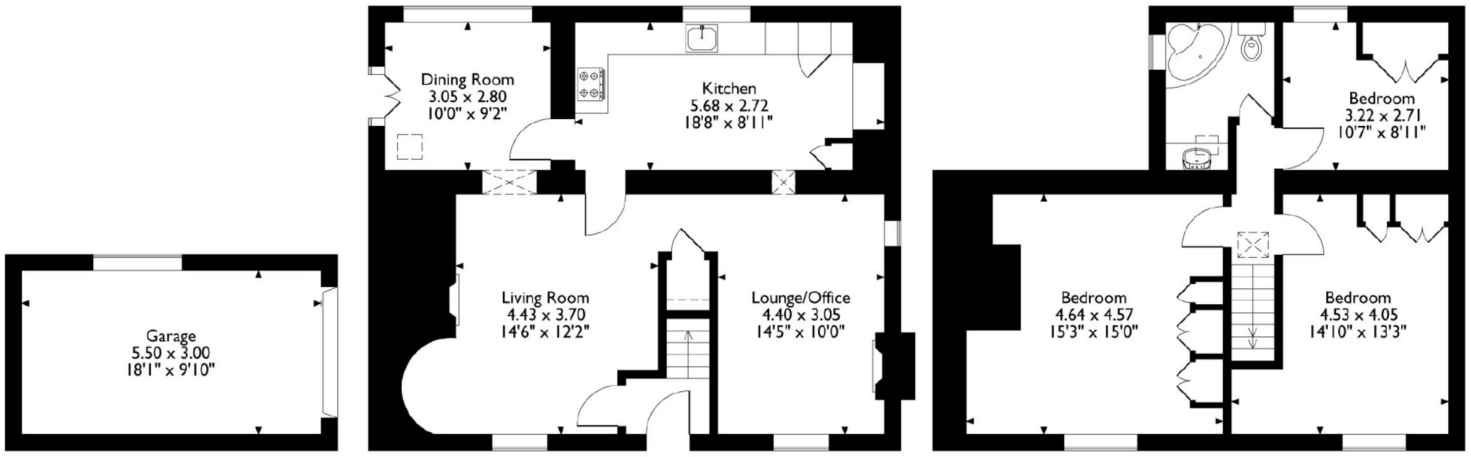
Step inside, after you have enjoyed perusing the pretty stone exterior and the visually pleasing symmetry of this attractive detached cottage, and the property welcomes you with character, light and space plus potential to create the most stunning of homes.

From the central front door the home flows straight into the first of the three reception spaces, and it's a sitting room with instant charm. The wood block floor adds visual warmth and the beams above crown the space with an extra layer of period character.

The fireplace is the main focal point, an area to cluster multiple sofas and armchairs to create a sociable space for chatting with family and friends long into the evening.

The dual aspect windows ensure that the room has cascades of light joining the homely ambience that this delightful space exudes.

Approximate Gross Internal Area
Main House = 124 Sq M/1335 Sq Ft
Garage = 17 Sq M/183 Sq Ft
Total = 141 Sq M/1518 Sq Ft



Ground Floor **First Floor**

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This fabulous first room in the cottage seamlessly connects to the second reception room via an open doorway in the far corner with the same parquet flooring visually connecting the two spaces. There's a feature brick fireplace in this room too, as well as more ceiling beams joined by wall beams. This is such a versatile space that can morph itself into any function a new owner needs - home office and study, snug, children's playroom or formal dining room.

At the rear of the property the kitchen is another space happy to host a gathering with room for a breakfast table. There's exciting scope for a new owner to transform the space into a timeless cottage kitchen with the existing quarry floor tiles a fantastic start to the updated decor. Next to the kitchen is a dining room with doors to the garden and a huge window that perfectly frames the pretty outside space.

Continuing upstairs, each of the bedrooms is a double and each can entice you to its window to reward you with either garden or village rooftops and rural views. The principal bedroom can offer ample space for a whole wall of wardrobes and storage so clutter can easily be banished to create a calm sanctuary, and both of the remaining bedrooms can offer their own built-in storage cupboards.

To the bathroom and this final room in the house currently offers a corner bath and a pretty floral suite not inappropriate for a country cottage, but a new owner may want to increase the level of decor in here to enviable five-star boutique hotel luxury level, starting with a stunning and classic roll-top bath.

STEP OUTSIDE

Step outside into a substantial and versatile plot that surrounds the house that is bursting with potential to be the garden of your dreams. It's a large and sociable area, bathed in sunshine and surrounded by mainly lawn, pockets of mature foliage, and a variety of trees and large shrubs along the borders adding layers of colours and shapes.

The garden is large enough to allocate an area dedicated to growing your own produce and adding a greenhouse to assist, and there's oodles of space for children to have their own area of play equipment and a lawn crying out for a football goal.

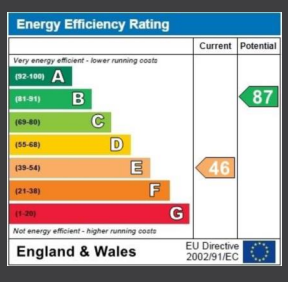
At the rear of the plot there's a garage and shed, and at the front of the house the long driveway will please the cars, allowing a number of them a place to park off the road. The elevated front garden offers an extra place for humans to park and enjoy watching the local world go by.

INFORMATION

Postcode: NP16 6JD
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: E

DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Mounton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road into the village, passing the cenotaph and school nursery the property is located on the right hand side opposite the village public house The Millers.



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