



BROCKWEIR

Guide price **£600,000**



YAFFLE COTTAGE

Brockweir, Chepstow, Gloucestershire NP16 7NL



3-bed Semi Detached Cottage
Sought after village location of Brockweir
Characterful Cottage

This is a much-loved and unique three bed semi-detached property that has been beautifully updated and lovingly restored. Over the past 20 years, the owners have dedicated themselves to restoring and enhancing this home and grounds, making it truly delightful and distinctive. With vaulted ceilings and exposed beams, this property exudes character and charm.

Situated between the towns of Chepstow and Monmouth, this property offers the best of both worlds, with easy access to diverse dining options, shopping venues, and sports facilities in each town, catering to a wide range of interests.

Chepstow's historic castle is a standout feature, providing a picturesque and culturally rich backdrop that highlights the area's deep-rooted history. Positioned as a gateway to major motorways like the M48 and M4, Chepstow is exceptionally well-connected, providing easy access to nearby cities such as Bristol, Newport, and Cardiff. The presence of a mainline train station further enhances its connectivity, making commuting and travelling convenient for both residents and visitors.



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KEY FEATURES

- 3 Bedroom semi-detached Cottage
- Landscaped garden
- Wonderful location in the Wye valley
- Beautifully presented home
- Off-road parking for 4 vehicles
- Separate grounds ideal vegetable patch or orchard



STEP INSIDE



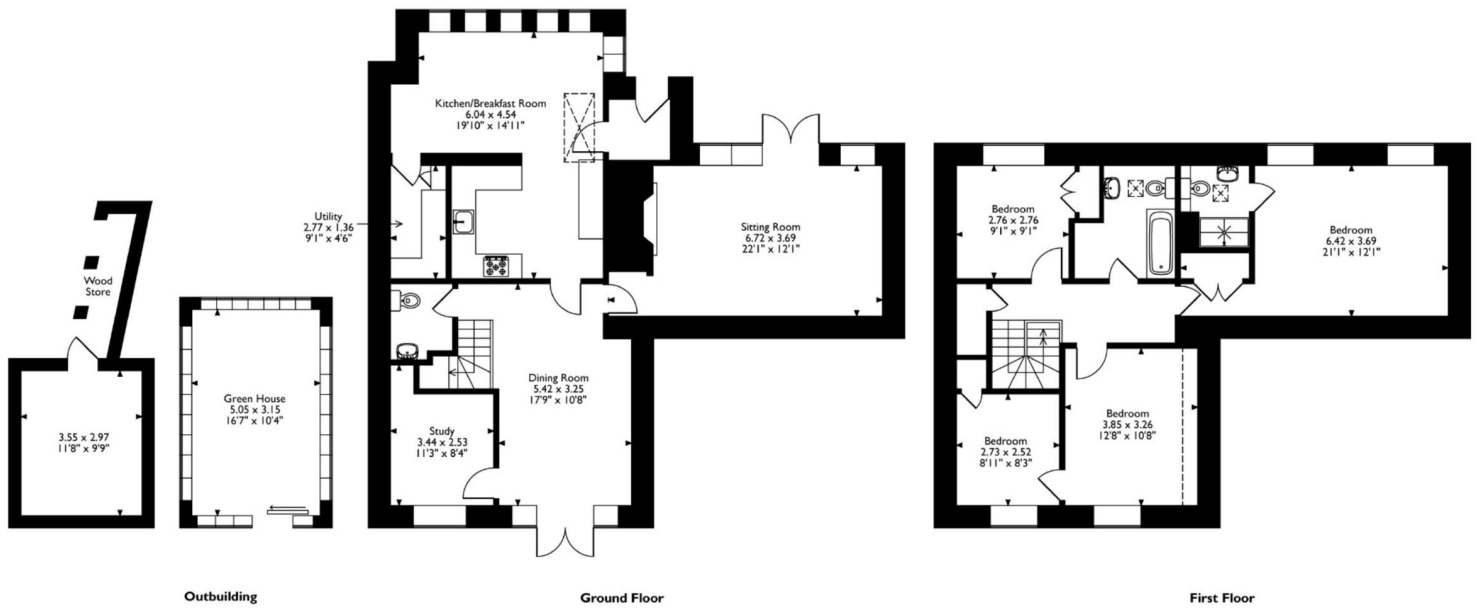
As you enter this property, you'll immediately notice the love and attention that has been invested in this home, featuring tiled flooring with underfloor heating into the dining area which has a large windows that overlook the tiered flower beds. The property is filled with charming features, including an open-plan kitchen and diner with ample space for a sofa, perfect for sitting back and enjoying the afternoon sun streaming through the windows.

The kitchen boasts a wrap-around layout, making it open and ideal for interacting with guests while cooking or entertaining, with the added benefit of a separate utility room.

There is a formal dining room with elegant oak flooring, offering ample space for a large table and chairs. This room overlooks a secluded secret garden, exclusively visible from this property, creating a serene green oasis perfect for quiet reflection or enjoying the beauty of nature.

As you move into the sitting area, you'll be struck by the beautiful feature fireplace with a large wood burner, adding warmth and character to the space. The room continues with oak flooring and has doors that lead directly to the patio area, seamlessly connecting the indoors with the outdoor oasis.

Approximate Gross Internal Area
 Main House = 161 Sq M/1733 Sq Ft
 Outbuilding = 27 Sq M/290 Sq Ft
 Total = 188 Sq M/2023 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A door leads from the dining room into the study with a window overlooking the patio area. Adjacent to the dining room, you'll find a convenient ground-floor WC. Both these rooms could be re-configured to provide a ground floor bedroom with en-suite.

Also off the dining room is a set of dog-leg stairs leading to a vaulted landing with skylights.

The property's generous size may not be fully apparent from the outside, but stepping into the principal bedroom is a true delight. This room, part of the original cottage, features a stunning oak beams vaulted ceiling and a charming mezzanine flooring area, adding to its unique character and spacious feel, and also benefits from an en-suite shower room.

There are two additional bedrooms, along with a versatile room adjacent to the guest bedroom. This room could be utilised as a nursery, dressing room, or even an additional ensuite if desired. The flexibility of this room allows for various customisation options to suit your needs.

The family bathroom is modern and features contemporary tiling throughout, creating a stylish and sleek finish.

STEP OUTSIDE



As you step outside, you'll find a sunny patio area tucked away, offering a sheltered oasis and a true suntrap. This cosy space is perfect for relaxing.

Steps lead up to the garden, where winding paths invite you to explore the beautifully landscaped grounds. The property also benefits from ample parking, providing convenience alongside its charm.

AGENT'S NOTE: There are solar panels at the property, further details to be confirmed by the vendor.

INFORMATION

Postcode: NPI 6 7NL

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Private

EPC: C





DIRECTIONS

From our Chepstow office proceed along the main Wye Valley/Monmouth Road, turning right towards the village of Brockweir. As you enter the village after crossing the bridge, proceed up the hill and take a second turning left follow this road and it splits take the right fork and the property is on the left.
What3words: <https://w3w.co/paddock.arise.deliver>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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