



CHEPSTOW

Guide price **£750,000**



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HAYESGATE HOUSE

Hayesgate, Chepstow, Monmouthshire NP16 6LJ



5 bed stone-built property
Situating on the edge of Mathern
No upper chain

Situating on the edge of Mathern, this property offers an outstanding opportunity for commuters, featuring exceptional and easily accessible transport links. Residents benefit from convenient bus, road, and rail services, providing seamless connections to vital routes like the A48, M48, and M4 motorways. This connectivity guarantees effortless commutes to urban centers such as Newport, Cardiff, and Bristol, making it an attractive choice for those who want to blend the peace of rural life with the conveniences of city living. The unique combination of serene landscapes and efficient access to urban areas significantly elevates the appeal of this property.

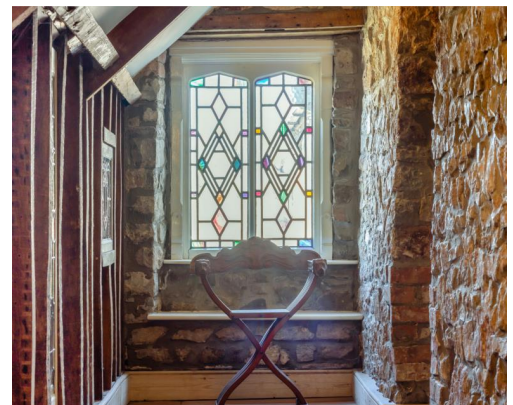
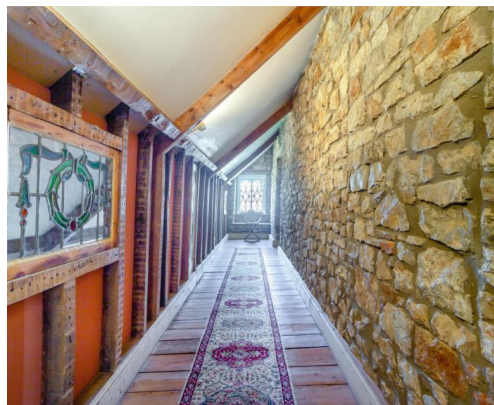


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KEY FEATURES

- 5 bedroom 3 storey period property
- Landscaped garden
- No Upper Chain
- Stone built summer house
- Off-road parking
- Large reception room with feature fireplace with log burner



STEP INSIDE



This property is an absolute delight to showcase and is one of my favourites, brimming with characterful features such as exposed beams and flagstone flooring that enhance each room. As you walk down the path, the charming solid front door provides direct access into the main sitting area, which has been tastefully decorated. This inviting space includes a wonderful log burner, beautiful wooden flooring, and elegant stairs leading to the first floor.

As you explore further, the stunning flagstone flooring catches your eye, a fantastic feature that runs throughout the ground floor. The kitchen serves as a true family hub, offering ample space for a large breakfast table and a dresser. It boasts bespoke fitted wall displays and cupboards tailored to the alcove beside the extra-large cream Aga. This lovely traditional wooden kitchen is complete granite worktops, showcasing the high quality of materials sourced for the home.

Adjacent to the kitchen is a versatile room currently used as a library, but it could easily serve as a family room or formal dining room. This room also features a small cellar beneath, which is not currently in use but offers excellent storage options if needed. French doors lead from this space to a quaint courtyard seating area at the back, providing a delightful spot to relax and enjoy the late afternoon sun.

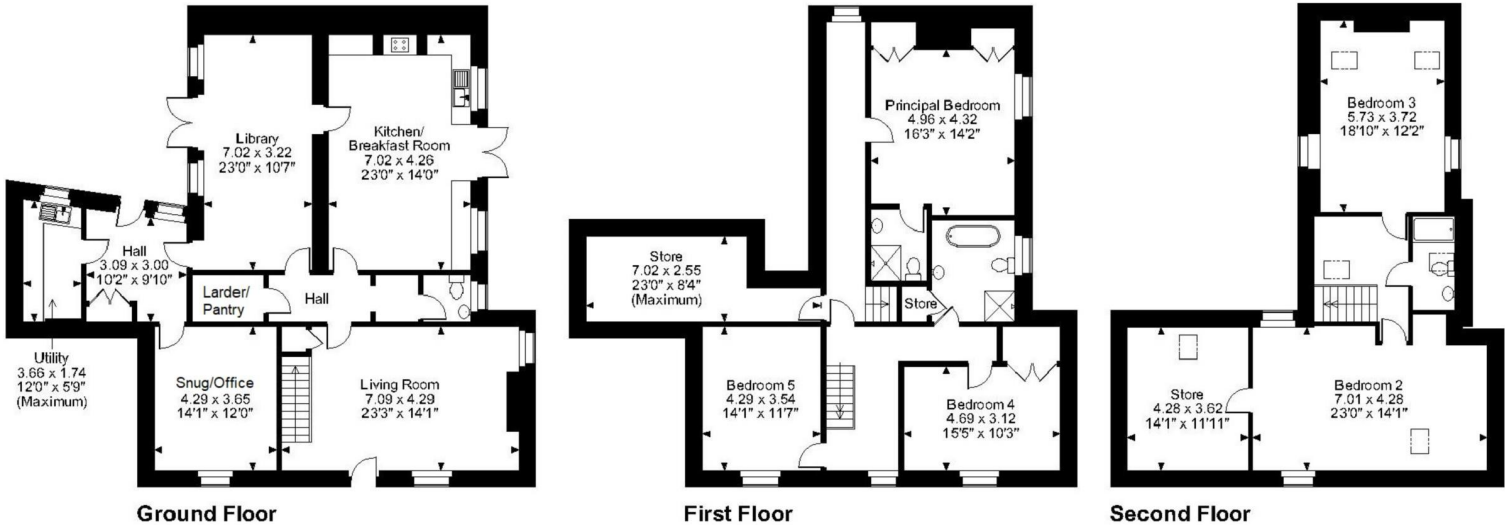
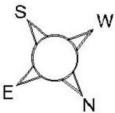
On the ground floor, you'll find a convenient WC featuring a period high wall cistern, adding a touch of character to this essential space. Also off the main hall is a useful larder/pantry.

There is also a very sizable utility room just off the inner hall, which provides easy access to the rear courtyard patio.

Additionally, you will discover a cosy snug room, perfect for relaxing or entertaining guests, completing the appeal of this welcoming ground floor layout.

The sitting room and snug also benefit from window seats and shutters.

Approximate Gross Internal Area
3506 Sq Ft/326 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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As you make your way up the original staircase with its sweeping handrail, you'll find yourself led to the guest room at the front of the house.

Each bedroom on this floor is generously sized, providing a comfortable retreat. In addition to the guest room, there is another spacious bedroom and a family bathroom.

Continuing along an impressive landing with wooden beams on one side and exposed stone walling on the other, with beautiful stained glass panel and window, you will arrive at the principal bedroom suite. This tranquil oasis comes complete with an ensuite wet room, a rare feature for a period home, offering both convenience and a touch of luxury.

On the second floor, you will discover three generously sized rooms that offer versatile options for use - whether as additional bedrooms, a home office, or a cosy den.

Complementing these spaces is a well-appointed bathroom for added convenience to this floor.

STEP OUTSIDE



This truly exceptional property features a beautifully landscaped garden, complete with new pathways that meander through serene seating areas, perfect for relaxation. The front garden is elegantly enclosed by a solid stone wall, showcasing a lush grassed lawn and a pathway that leads to a wooden porch adorned with roses. The side garden offers inviting seating areas and mature shrubs, along with a charming stone summer house equipped with electricity, which adds to the property's appeal. Additionally, there is off-road parking available, providing ample space for several vehicles on the private driveway.

This home is a true gem, showcasing a unique blend of period charm and modern convenience. It must be viewed to be fully appreciated, as only in person can you truly grasp the character and warmth it offers. Don't miss the opportunity to explore this exceptional property!

INFORMATION

Postcode: NP16 6LJ
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Private
EPC: TBC





DIRECTIONS

From Chepstow town centre proceed up the High Street through the arch onto Moor Street turning right onto the A48, proceed to High Beech roundabout taking the third exit and continuing along the A48. Take the first available right after Chepstow Garden Centre, Hayes Gate House is the first property on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	52	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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