



# CHEPSTOW

Guide price **£395,000**



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# 8 MOUNT PLEASANT

Chepstow, Monmouthshire NP16 5PS



4 bedroom grade II listed Georgian town house  
Large family kitchen & luxury bathroom  
No Upper chain

This exquisite three-storey Georgian townhouse is a listed property that radiates immense charm and character. Ideally located within an easy walk of the town centre and public transport options, it offers the added bonus of distant river views, making it a truly appealing dwelling. With its period architecture and unique features, this home seamlessly blends historical elegance with modern living, providing an inviting and spacious atmosphere for its residents.



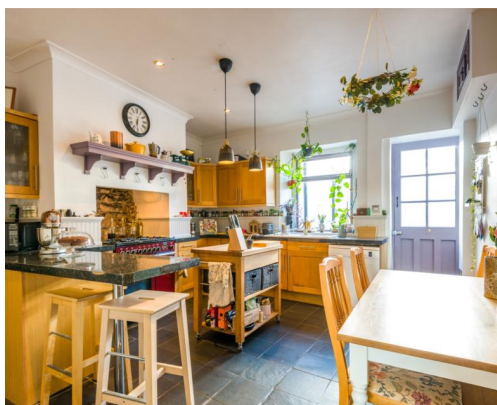


Guide price  
£395,000



## KEY FEATURES

- Grade II listed Georgian town house
- Large family kitchen
- 4 bedrooms (1 en-suite)
- Luxury bathroom with walk-in shower
- No Upper chain
- Town centre location





# STEP INSIDE



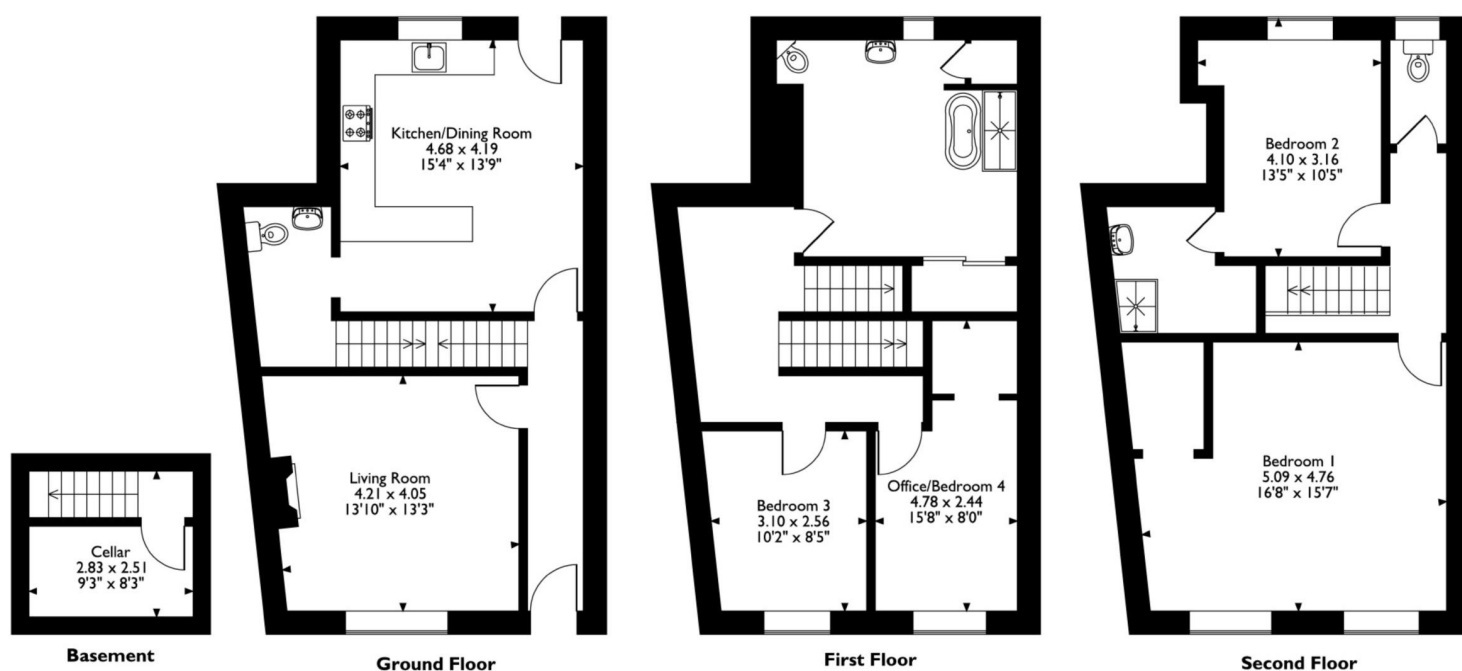
This beautifully presented three-storey Georgian townhouse exudes immense charm and character, ideally situated within an easy walk of the town centre and offering lovely distant views of the river. Tastefully updated to include modern tones and features, including a handy pantry room and luxury bathroom, this spacious home masterfully combines period elegance with contemporary convenience.

Upon entering, you are greeted by a welcoming hall that leads to the lovely sitting room that invites relaxation and social gatherings, featuring a large open fireplace and a full length sash window that captures the morning sun and looks into the pretty front garden.

Also downstairs, the expansive kitchen and dining area is well-fitted, perfect for culinary enthusiasts and entertaining guests. The adjacent pantry adds to the kitchen's functionality, with rustic shelving, a freestanding worktop ideal for a coffee machine, and space for a fridge freezer.

There is also a fitted cloakroom for guest use. A cellar offers additional storage, making the most of the home's available space.

Approximate Gross Internal Area  
157 Sq M/1689 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.

The middle floor has a spacious single bedroom with fitted cupboard space, and a fourth bedroom which is currently fitted with two large desks and shelving, making an excellent home office or hobby space, whilst also boasting sufficient space for a sofa bed to sleep additional guests.

The family bathroom is a highlight, featuring a large modern walk-in shower, deep soaking tub, and open fireplace for luxury spa evenings at home. The bathroom wardrobe conveniently incorporates space for a washing machine and tumble dryer. A cosy reading nook on the landing completes the middle floor.

On the top floor, the large master bedroom enjoys sweeping views of the sunrise and Severn Estuary out of the two large sash windows. It also contains a walk-in wardrobe with plumbing available to convert to an en suite if desired.

A practical en suite shower room with plentiful storage is on offer in the peaceful second double bedroom to the rear of the property. A separate wc serves both bedrooms on the top floor.



# STEP OUTSIDE



Outside, the property features a pretty front garden complete with raised beds, enhancing its curb appeal. A wood store is available to stock the property's open fireplaces, and a bike shed helps to maximise accessibility to the local area. An appealing rear courtyard just off the kitchen brings the outside in, and provides a delightful outdoor space for enjoying sunny days or entertaining. On-street permit parking adds to the convenience of this exceptional residence.

This Georgian townhouse is a rare find, combining character, space, and modern living in a desirable location.

## INFORMATION

Postcode: NPI 6 5PS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: Exempt



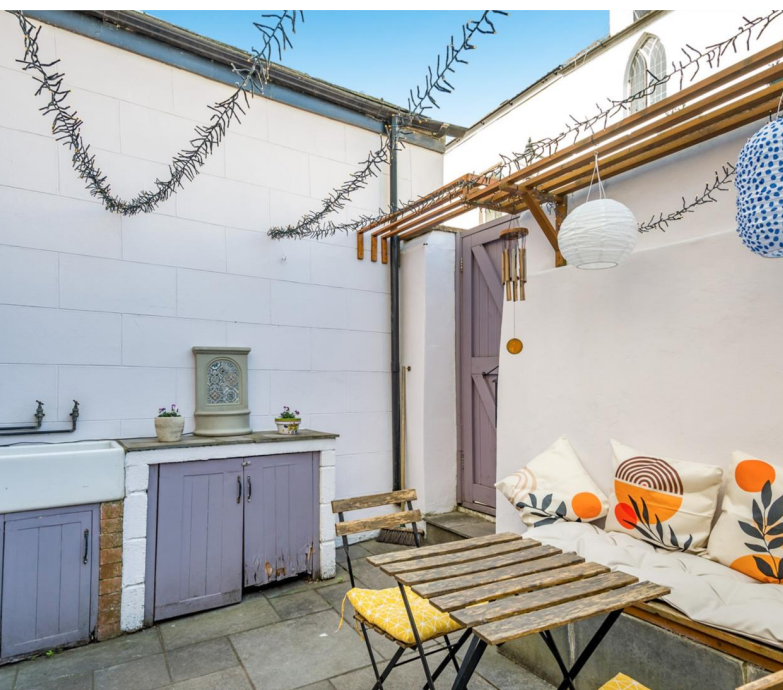




## DIRECTIONS

From our Chepstow office proceed on foot up the High Street through the Town Arch continuing up Moor Street. At the top of Moor Street you will see Steep Street in front of you. Proceed a little way up Steep Street where you will find a gate to 8 Mount Pleasant on your left hand side. Used as the main entrance, this gate leads to the courtyard and kitchen at the rear of the property.





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