



PWLLMEYRIC

Guide price **£795,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# PWLLMEYRIC HOUSE

Pwllmeyric, Chepstow, Monmouthshire NP16 6LA



Discover elegance and comfort in Pwllmeyric House  
Elegant interior with modern comforts  
Set in grounds of 0.28 of an acres

Pwllmeyric House is a charming period property situated in the picturesque area of Pwllmeyric, Chepstow. This detached home offers generous living space, comprising four bedrooms and five reception rooms, making it ideal for family living. The interior exudes an elegant atmosphere complemented by modern comforts, creating a warm and inviting ambience throughout.

The property also lends itself beautifully to multi-generational living with its extensive flexible accommodation and a separate annexe/living space could easily be created with the rear reception room and bathroom.

Outside, the beautifully maintained gardens feature manicured lawns, vibrant flower beds, and a picturesque pond, providing a tranquil setting for relaxation and entertaining. The paved patio area offers a perfect spot for al fresco dining and outdoor gatherings. With a spacious driveway that accommodates multiple vehicles and set in a lush, green environment, this home offers a peaceful retreat while remaining conveniently close to local amenities and attractions.





Guide price  
£795,000



## KEY FEATURES

- 4 double bedrooms detached period property comprises of 3574 sq ft
- Set in grounds of 0.28 of an acres
- Spacious driveway for multiple vehicles
- Sought after village of Pwllmeyric
- Elegant interior with modern comforts





# STEP INSIDE

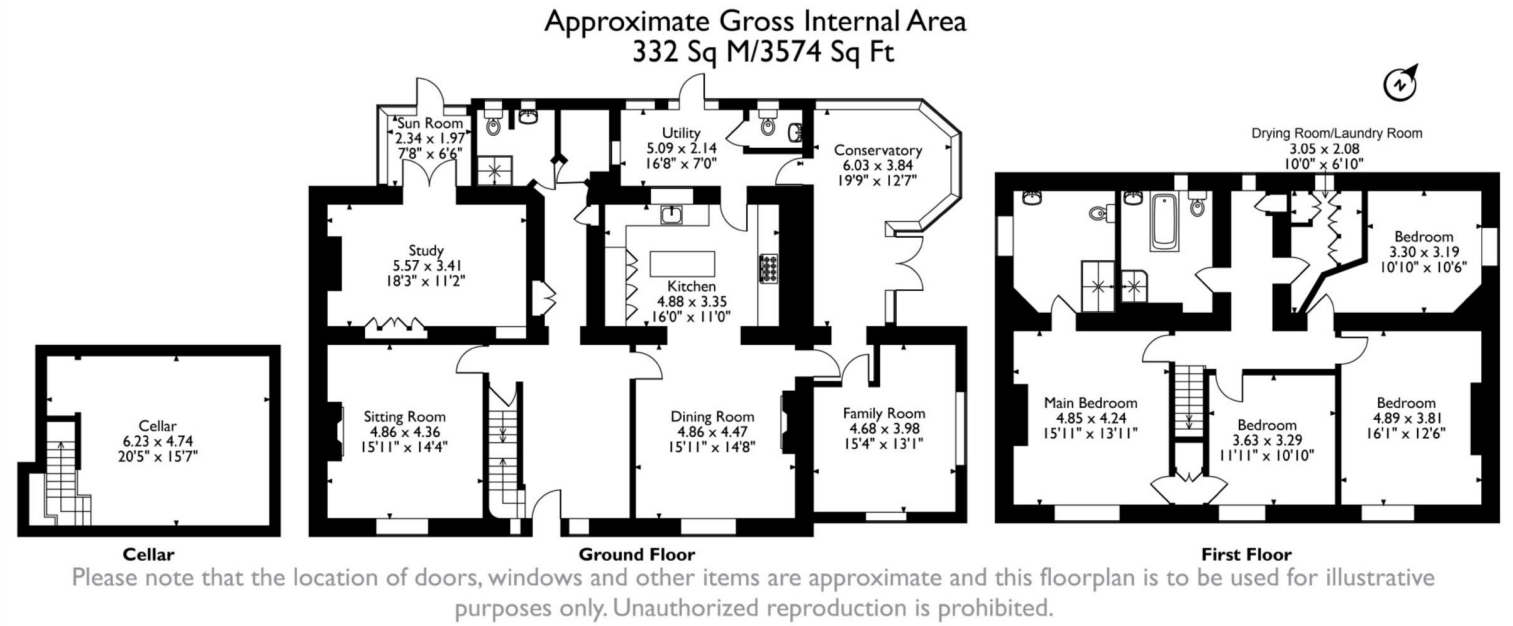


Upon entering the property, you are welcomed into a spacious grand hallway that leads to the heart of the home.

The expansive, recently upgraded kitchen features ample worktop space, a central island, quartz worktops, high-end fixtures and fittings, integrated appliances, and access to the garden, ensuring a seamless flow between indoor and outdoor living.

Adjacent to the kitchen, the dining room is ideal for family meals or entertaining guests.

The multiple reception rooms offer versatile spaces, whether for a formal lounge, playroom, or home office.



Each of the four bedrooms is thoughtfully designed, with the master bedroom featuring an en-suite bathroom for added convenience.

Additional bathrooms accommodate the needs of a busy family with ease.

The interiors are enhanced with period features that reflect the home's character, while maintaining a focus on comfort and practicality.



# STEP OUTSIDE



The exterior of Pwllmeyric House offers a stunning retreat, set within a well-established garden that reflects a peaceful and idyllic lifestyle. Lush, manicured lawns provide a perfect space for children's play or outdoor activities, while vibrant flower beds add colour and charm throughout the seasons. A picturesque pond enhances the natural beauty of the surroundings, supporting aquatic plants and attracting local wildlife. A spacious paved patio invites you to enjoy al fresco dining in the summer sunshine or unwind with a book in the evening.

The property is securely accessed via an iron gate, which leads along a winding path to the main entrance, ensuring a welcoming and private approach. Additionally, the conservatory provides a delightful vantage point to appreciate the stunning garden views, creating a seamless connection between indoor and outdoor living.

## INFORMATION

Postcode: NP16 6LA

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: D







## 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, and the property on the right. Opposite the chapel lane entrance on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		77
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.