



CATBROOK

Guide price **£765,000**



ARCHER & Co

PRIMROSE COTTAGE

Back Road, Catbrook, Chepstow, Monmouthshire NP16 6NA



4-bed detached stone cottage
Sought-after location in the village of Catbrook
Beautiful landscaped gardens and grounds

This charming detached stone-built country home in the village of Catbrook offers four bedrooms, two bathrooms, and four reception rooms, set within a beautiful garden and complemented by parking spaces and a beautiful garden.

The popular village of Catbrook is peacefully situated above the Wye Valley, nestled between Monmouth and Chepstow and neighbouring the historic village of Tintern, which offers several exceptional pubs and restaurants. Renowned for its outstanding natural beauty, the Wye Valley provides a wide range of outdoor pursuits, making it perfect for outdoor enthusiasts. Both Chepstow and Monmouth boast charming high streets with an eclectic mix of bespoke shops and well-known retailers. The area is also well-served by several highly regarded primary and secondary schools. Excellent road links via Chepstow connect to the M48, offering convenient access to Newport, Cardiff, the Severn Bridge, Bristol, and beyond.



Guide price
£765,000



KEY FEATURES

- 4-bedroom stone-built detached cottage
- Versatile living spaces
- Off-road parking for several vehicles
- Sought-after location in the village of Catbrook
- Beautiful landscaped gardens and grounds



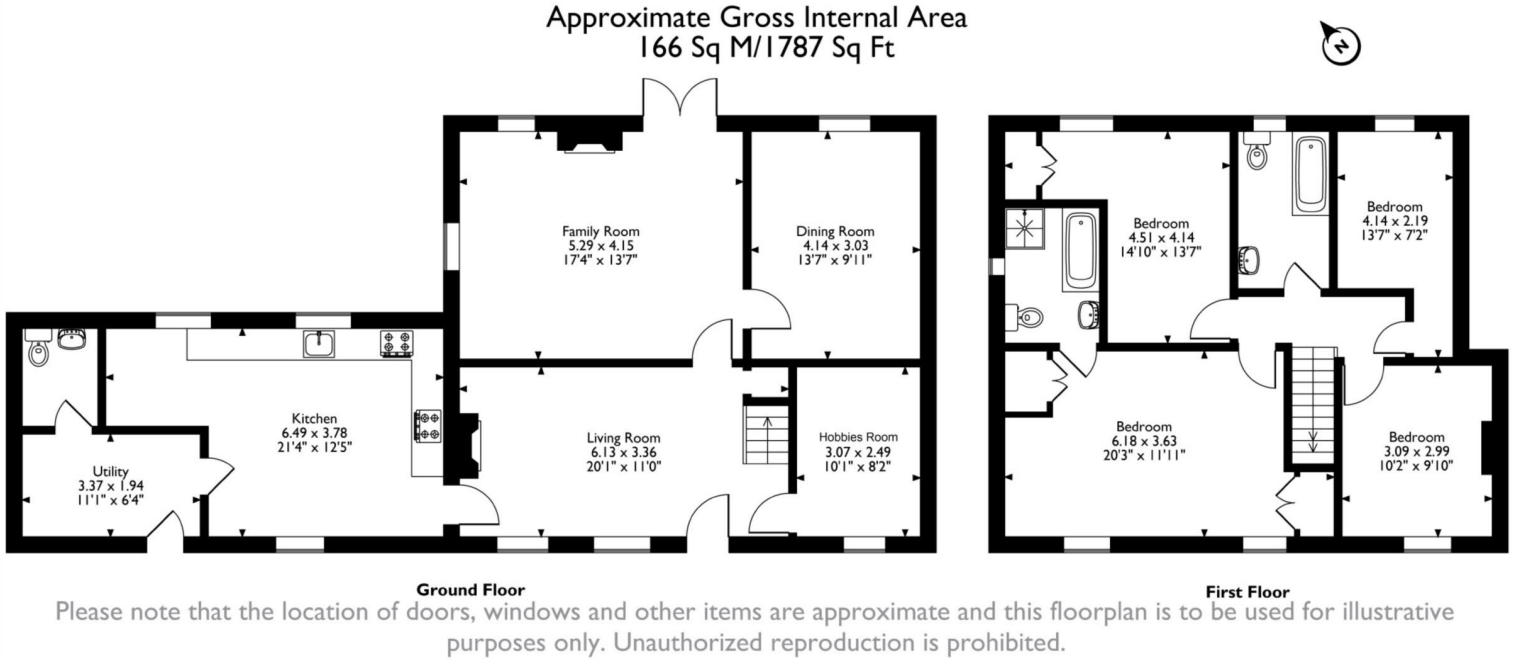
STEP INSIDE



This charming country residence is beautifully complemented by a stunning cottage garden, creating an idyllic rural retreat.

Upon entering the front door, you are welcomed into the main lounge, which features a cosy log burner and stairs ascending to the first floor - the characterful older part of the home. There are also an additional three reception rooms.

From here, you can access the spacious family kitchen, equipped with a Rayburn range cooker, ample space for a dining table, and plenty of wall and base units. The kitchen offers exciting potential to remodel and open onto the rear patio, perfect for outdoor entertaining and enjoying the tranquil surroundings.



Upstairs, you'll find four spacious bedrooms, including a principal suite with an ensuite shower.

The modern bathroom, featuring a white suite, adds both practicality and charm to the home.

Situated on a generous, level plot, the property provides ample parking to the rear, along with a beautifully maintained side garden that leads to a detached tandem garage accessed via a lane - offering a convenient second entrance to the grounds. The garden enjoys lovely afternoon sun, with the lounge overlooking it through two windows, making it an ideal space for outdoor relaxation and activities. The spacious side lawn offers plenty of potential for expansion or outdoor pursuits, making this a truly attractive and versatile country home.

STEP OUTSIDE



The exterior of Primrose Cottage is equally impressive and stands proudly with its charming stone-front faade. The well-maintained garden seamlessly combines open grassy lawns with vibrant flower beds, creating an inviting space for outdoor activities or quiet relaxation. A picturesque pathway leads to the entrance, bordered by a charming mix of stone and painted walls that add character and appeal to the property.

The garden offers various areas for enjoying the outdoors, including casual seating spots and dedicated spaces for gardening enthusiasts. Additionally, the property features a driveway with ample parking for multiple vehicles, providing convenience for homeowners and visitors alike. This outdoor setting is perfect for families, pets, and entertaining, all set against a backdrop of lush greenery that embodies the peaceful charm of country village living.

AGENT'S NOTE

The access to the rear of the property is via a lane with a right of way access.

INFORMATION

Postcode: NP16 6NA

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

The best approach is off the B4293 in Trellech. Continue through the village of Trellech, passing the school, church and pub. On leaving the village, at the sharp right-hand bend, continue straight on at the sign for Catbrook. Follow this road for approx 2 miles and at the T junction, turn left towards Catbrook. In the village bear left at a small grass triangle, continue on the road along the lane. The property will be located on the left-hand side half way down the lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	36	75
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.