



HIGHMOOR HILL

Guide price **£400,000**



ARCHER & Co

TY CRYDDION

Highmoor Hill, Caldicot, Monmouthshire NP26 5PF



Rural location with countryside views
Refurbished throughout
Sought-after location

This quant 2-bedroom detached cottage is nestled within a sought-after hamlet of Highmoor Hill, boasting a peaceful rural location on the outskirts of Caerwent. This splendid home offers a blend of charm and character along with modern comforts.

The area offers outstanding countryside for walking, and for those wishing to commute M4 access can be found at both Magor and in the neighbouring town of Chepstow. The main line at Severn Tunnel Junction is a few miles away in Rogiet. Families will also appreciate the proximity to both primary and comprehensive schooling.

The property seamlessly blends practicality with natural beauty, offering a private retreat that is both functional and picturesque. Whether you're soaking up the sun on the terrace or marvelling at the local wildlife, this home provides a perfect sanctuary from the hustle and bustle of everyday life.

Beyond your doorstep, the stunning grounds of Caldicot Castle & Country Park offer an opportunity for further leisurely walks and picnics. The charming Roman village of Caerwent, with its historical significance and additional local amenities, is also within easy reach and offers a range of local amenities.



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KEY FEATURES

- Charming detached character cottage
- Two double bedrooms
- Ground floor shower room & first floor bathroom
- Kitchen with dining area
- Off road parking
- Gardens with countryside views



STEP INSIDE



The property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.

Properties of this nature very rarely come to the market; early viewing is therefore recommended.

Nestled in the idyllic countryside, opportunities like this one are a rarity. Much like scenes from "The Holiday," where quaint cottages and picturesque landscapes set the stage, this property emerges as a little gem amongst beautiful landscape. Formerly utilised as a holiday let the property has been meticulously refurbished to retain its charm.

As you step into the property, you are greeted by a traditional stable door that leads you into a practical utility area. Here, functionality meets style, with plumbing, storage, a sink, and exposed stone accents adding rustic charm to the space.

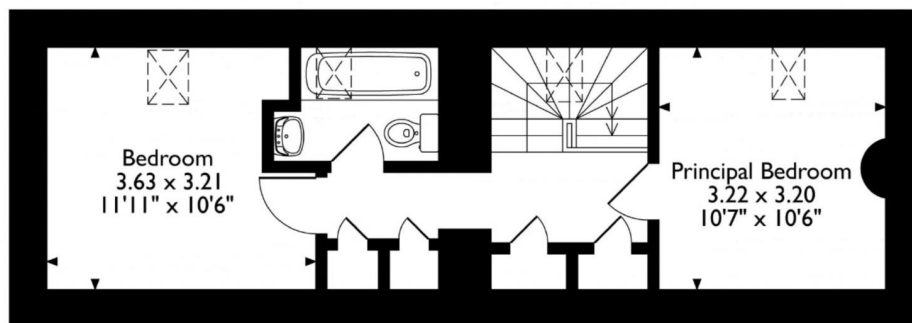
Passing through a quaint latch door, you enter the heart of the home: the kitchen/dining room. This spacious area boasts a dedicated dining or breakfast nook and an array of base and wall storage units.

Equipped with modern appliances, including a single oven, induction hob, and cooker hood along with a fridge, this kitchen is as functional as it is inviting. French doors beckon you to the rear sun terrace, offering countryside views. Exposed stone walls add character, complementing the tiled flooring.

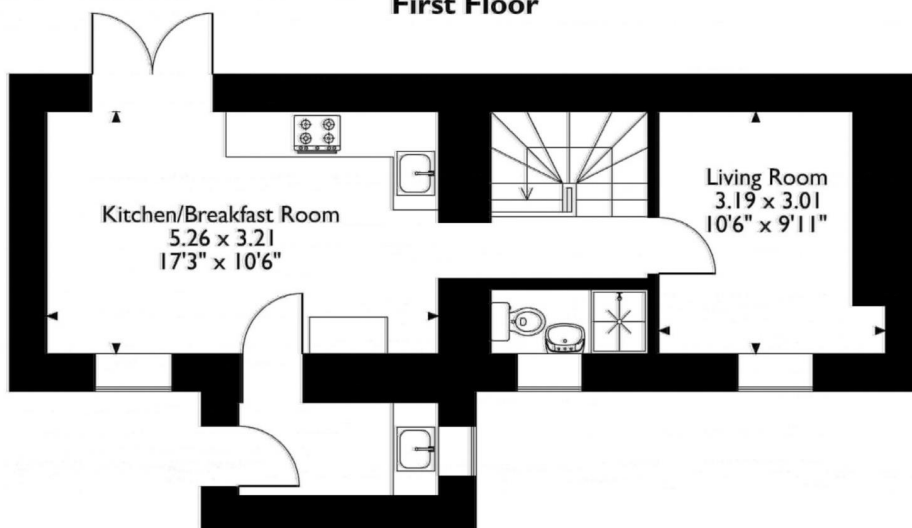
From the kitchen, an open passage leads to an inner hall. Ascend the stairs to the first floor or explore further through latch doors to discover a modern wet room, a testament to contemporary refurbishment. Fully tiled and natural light from a frosted window, it features a wash basin, low-level wc, and a rain shower with floor drainage.

The sitting room, a cosy retreat brims with character. A focal point stone fireplace, complete with a wood-burning stove, exudes warmth. Tiled flooring adds to the rustic ambiance, while a front-facing window frames picturesque garden views.

Approximate Gross Internal Area 77 Sq M/829 Sq Ft



First Floor



Ground Floor

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.

As you ascend to the first floor, the charm of the property unfolds further, welcoming you with an inviting landing with a Velux window. Latch doors offer passage to the bedrooms and bathroom.

The landing itself is not just a transitional space; it serves a practical purpose too. Useful storage nooks provide ample hanging space, catering to the needs of both bedrooms. Wooden flooring adds further character.

Both bedrooms on this floor are generously proportioned, offering ample room for double beds, Velux windows provide natural light, while wooden floors and exposed stone accents add to the ambiance.

Completing the first floor is a superb bathroom, fitted with a white suite, including a bath with a shower attachment. The bathroom is fully tiled for a sleek finish, this bathroom exudes understated luxury, providing a sanctuary within the comforts of home.

STEP OUTSIDE



The property is accessed via steps from the upper lane, which leads you to a charming front elevation paved with an elevated, established rockery garden. This unique feature adds a delightful first impression. To the side and rear of the property, you'll find a sizeable garden and parking area, offering ample space for various outdoor activities. The side elevation provides flexible options, whether for additional parking or as an extension of the garden area. A generously sized paved sun terrace at the rear is perfect for outdoor entertaining or relaxing, offering stunning countryside views. This area is well enclosed by fencing.

A sizeable additional parcel of land has been added to the property beyond the current lower boundary, this will be included within the new title for Ty Cryddion on completion of the sale. There is an access to the neighbouring property to the lower part of the land.

Nestled in a peaceful location, this property boasts serene woodland views that create a tranquil atmosphere, ideal for unwinding and enjoying nature. The surrounding area is rich with wildlife, providing a unique and ever-changing backdrop to daily life.

AGENTS NOTE:

1. The title to the property being marketed will be created on completion, as it currently forms part of the seller's wider title. There are multiple parcels of land which are already noted with a prescriptive easement claimed by the seller over the period of their ownership which exceeds 50 years.
2. Private drainage.
3. Oil central heating.
4. There is a restriction with regard to extending the property.

INFORMATION

Postcode: NP26 5PF

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: C





DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles, before turning left signposted Caerwent (just after the farm shop). At the crossroads turn left onto Church Road (to the bottom side of the Coach and Horses pub) and continue along this road without deviation, passing Canon Lane on the left. Continue taking a right turn on the sharp left-hand bend, and passing Dewstow Manor. Take the next right turn signposted Highmoor Hill. Continuing along the lane, pass the telephone box and The Mount and take the next right turn (concealed entrance) where the property is located at the end of the drive on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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