



MAGOR

Guide price **£575,000**



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To book a viewing call 01291 626262

WELL COTTAGE

Llandavenny, Magor, Caldicot, Monmouthshire NP26 3DB



Five Bedrooms Including En-Suite
Extensive Landscaped Gardens of just under 0.5 acres
No Onward Chain

This beautifully presented five-bedroom detached character cottage is ideally located in the sought-after hamlet of Llandavenny, just outside of Magor. Enjoy the tranquillity of rural living while remaining within easy reach of local amenities and major transport links, including convenient access to the M4 corridor, making this a perfect retreat for commuters.

This exceptional property is offered with no onward chain and occupies a generous and private plot, boasting extensive wrap-around cottage gardens of just under half an acre, multiple outbuildings including a log cabin with power, and off-road parking for several vehicles.

This truly charming home blends character, convenience and flexibility - ideal for families, remote professionals, or those seeking a peaceful rural lifestyle with easy connectivity. Viewings are highly recommended to fully appreciate all this unique property has to offer



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KEY FEATURES

- Detached Character Cottage in Quiet Rural Setting
- Spacious Kitchen/Family Room with Wood Burner
- Separate Living Room with Wood Burner
- Generous Off-Road Parking
- Excellent Transport Links via M4
- Viewing highly recommended



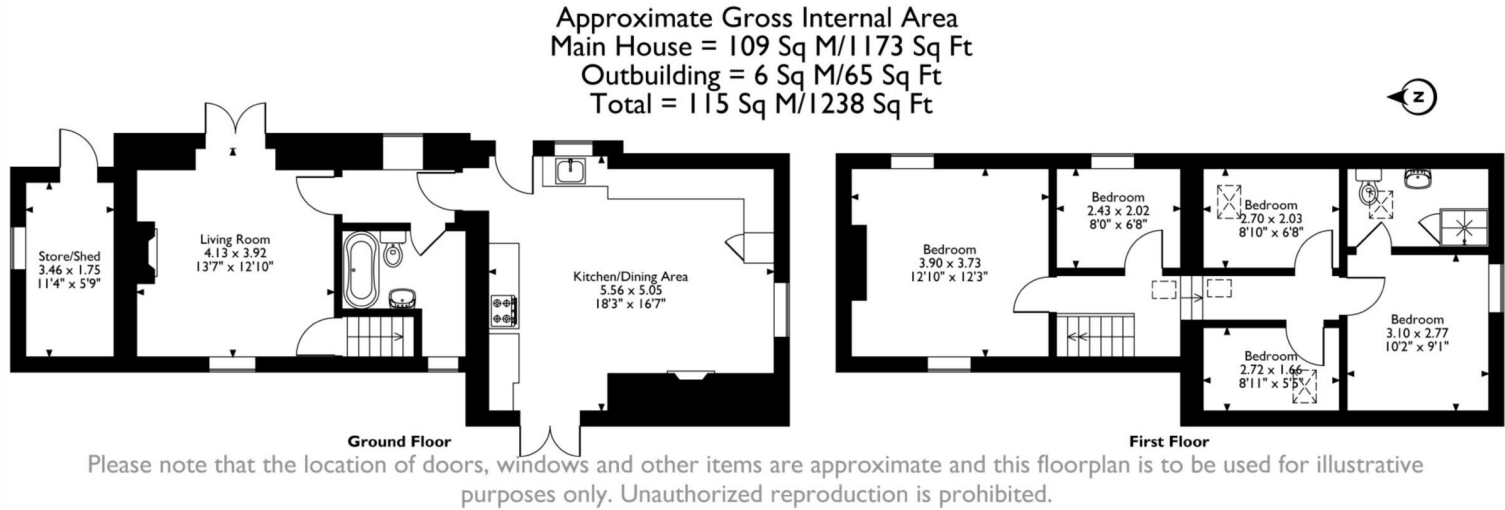
STEP INSIDE



Upon entering via a stable door, you are welcomed into the heart of the home: a generous kitchen/family room. This charming space features a well-appointed fitted kitchen with a flag stone floor, ample room for dining and lounge furniture, and a characterful wood-burning stove enclosed within a characterful brick fireplace, creating a cosy and inviting atmosphere. French doors open out to the rear garden, seamlessly blending indoor and outdoor living.

From the kitchen, a hallway leads to the spacious main living room, which also enjoys a feature wood burner fireplace, perfect for cosy evenings. This room offers secondary access to the front garden and also provides the stairway to the first floor.

The stunning family bathroom, also full of character, is also located on this level and includes a freestanding, claw footed roll-top bath, WC, and hand basin, all finished in a timeless and elegant style including an ornate radiator.



Ascending to the first floor, the property boasts five bedrooms.

There are two spacious double bedrooms, one of which boasts a private en-suite shower room and the other which is used as the principal bedroom benefits from a beamed ceiling, ornate fireplace and a dual aspect.

In addition, there are three versatile single rooms - ideal for children's rooms, guest bedrooms, walk-in wardrobes, or home offices.

Each room is filled with natural via Velux windows.

STEP OUTSIDE



As you approach the property, a private driveway provides ample parking space for up to four vehicles. The entrance to the property is a natural arched hedge. The beautifully landscaped front and side gardens are adorned with mature trees, shrubs, and decorative planting, creating a welcoming and picturesque environment. The spacious lawn wraps around the home and offers multiple areas for outdoor entertaining, family gatherings, and peaceful relaxation. There is a natural hedges boundary to three sides with a reën running along the rear, creating an abundance of wildlife. Trees include a mature magnolia tree, walnut, plum, pear and wisteria.

There are two substantial storage sheds and a fully powered garden cabin. Formerly used as a children's playroom and home gym, the cabin presents a versatile space ideal for a home office or creative studio - offering endless potential to suit your lifestyle needs. To the front of the property there is a paved seating area with a well providing a focal point. The garden has not been measured but we believe totals just under half an acre (over two titles).

AGENTS NOTE:

There is private drainage and oil central heating.

The garden has two land registry titles.

INFORMATION

Postcode: NP26 3DB

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: E





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing the right hand turn to Vinegar Hill.

Continue along the B4245, at the roundabout take the first exit signposted Newport A4180, turn left at the traffic lights and continue to the next roundabout taking the first exit and continuing along the A4180. You are unable to turn right into Llandavenny, so will need to proceed to the next roundabout to double back, and then turn left signposted Llandavenny (Bareland Street), follow the road to the right and continue passing Sycamore Cottage on the left, the parking is the next on the left, where there is a gated entrance to the cottage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
A (81-91)			
B (61-80)			
C (41-60)			
D (21-40)			
E (11-20)		43	
F (1-10)			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.