



THE VEDDW, DEVAUDEN

Guide price **£815,000**



ARCHER & Co

WELL COTTAGE

The Veddww, Devauden, Chepstow, Monmouthshire NP16 6PH



Beautiful location nestled off a country lane
Pretty cottage garden
Additional parcel of land on same title

This charming country cottage, lovingly owned and maintained by the same family for over 40 years, is rich in character and charm and set in a beautiful location,

The cottage boasts many unique features, providing a new family with the perfect opportunity to create their dream home. Nestled within generous gardens, the property is complemented by a small trickling stream that flows through it, making it a gardener's paradise.

This wonderful setting offers the chance to add personal touches and modern updates, creating a truly special and inviting home.



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KEY FEATURES

- 4-bed detached country cottage
- Situated in a lovely countryside area of the Veddwr
- Idyllic cottage garden and an additional separate piece of ground
- Modern family bathroom
- Great family kitchen/diner



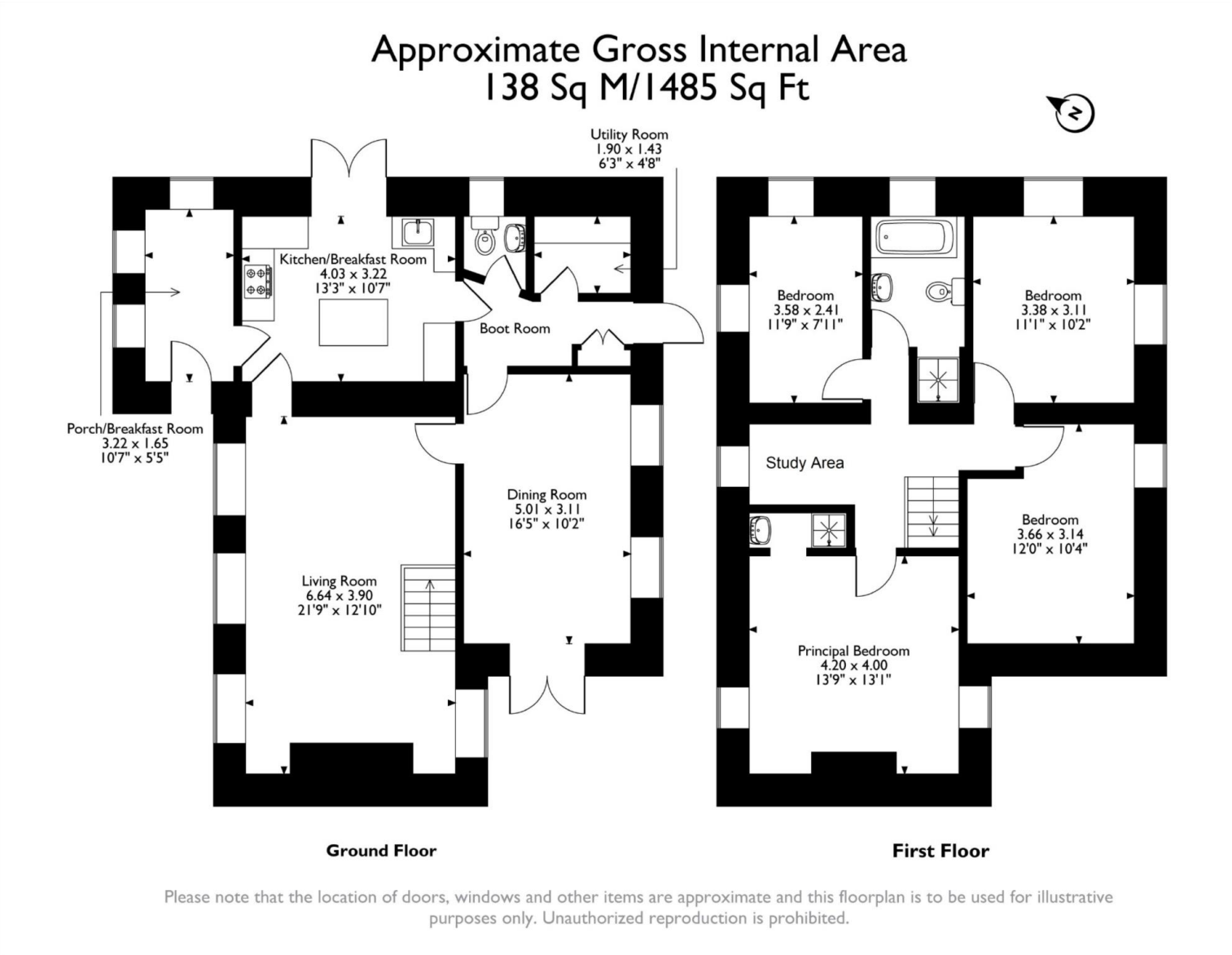
STEP INSIDE



The cosy living room is a true highlight, with a lovely old farmhouse-style fireplace and exposed beams that beautifully frame the log burner, making it a standout feature of the home.

The kitchen is conveniently located just off the living room and features an exposed stone wall. Fitted with grey shaker style units and benefitting from a stand-alone island/breakfast bar.

There is also a formal dining room with exposed beams, a utility area, a ground-floor WC, and a lovely breakfast room/porch, all enhancing its practicality and charm.



The first floor is reached via stairs from the living room and offers four well-proportioned bedrooms, including a spacious principal bedroom complete with its own en-suite shower and wash basin.

The remaining bedrooms are served by a stylish family bathroom, designed for both comfort and convenience.

STEP OUTSIDE



This is a truly special garden, situated across two plots on the same title, totalling approximately 0.53 acres.

The garden is particularly pretty, featuring a lovely trickling stream that flows through the lush grounds. The majority of the garden is laid to lawn, creating a spacious and versatile outdoor area. It also includes some outbuildings and the outline of a former, now redundant, building, adding to its charm and potential.

Additionally, there is another parcel of land included within the same title, offering further space and possibilities for the new owners.

INFORMATION

Postcode: NP16 6PH

Tenure: Freehold

Tax Band: H

Heating: Gas LPG

Drainage: Private

EPC: F





DIRECTIONS

What3words: ///asleep.breakaway.either



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	40	59
EU Directive 2002/91/EC		

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



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