



CHEPSTOW

Offers over **£550,000**



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HAYES GATE COTTAGE

Hayes Gate, Chepstow, Monmouthshire NP16 6LJ



3-bed semi-detached property
Fabulous kitchen
Home office within the grounds

This exceptional three-storey family home truly leaves no detail overlooked. It has been renovated and updated with no expense spared, offering numerous appealing features, including an outdoor office - perfect for remote work or creative pursuits. Nestled within a select development of characterful barns and similar properties, this residence boasts a sought-after location on the edge of Mathern village, just a short stroll from St. Pierre Golf Course. With a blend of contemporary upgrades and retained charm, this home is both functional and stylish, catering to every aspect of modern family life.

The property on the fringe of Mathern truly offers an ideal location for commuters, with excellent transport links within easy reach. Bus, road, and rail services provide seamless connections to the A48, M48, and M4 motorway networks, making commuting to Newport, Cardiff, and Bristol both efficient and convenient. This connectivity enhances the property's appeal for those seeking a balance of rural charm and easy access to urban hubs.



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KEY FEATURES

- Three double bedroom semi-detached characterful property
- Beautifully presented property
- Situated on the fringe of Mathern village
- Large reception room with feature fireplace with log burner
- Level and enclosed rear garden
- Luxurious bathroom
- Potential for conversion of attic area subject to the necessary consents



STEP INSIDE



As you step inside the front door, you're greeted firstly by a well-designed kitchen with luxurious quartz worktops, modern fitted appliances, and elegant shaker-style cabinetry with ample storage. The vaulted ceiling lends a sense of grandeur, showcasing the original, beautifully preserved beams. This very spacious kitchen is perfect for family gatherings, with ample room for a dining table, making it truly the heart of this lovely home.

Moving into the front sitting room, the space continues to impress with generous proportions, allowing for ample seating and featuring a bespoke corner cupboard. The main focal point here is the inviting wood burner set within a charming feature fireplace.

A second reception room offers versatility and is currently used as a playroom or a formal dining area, accommodating various lifestyle needs.

Outbuilding

Office
3.66 x 2.17
12'0" x 7'1"

Ground Floor

Snug
4.49 x 2.89
14'9" x 9'6"

Kitchen
6.04 x 3.66
19'10" x 12'0"

Lounge
5.77 x 4.52
18'11" x 14'10"

First Floor

Bedroom
4.45 x 3.39
14'7" x 11'1"

Bedroom
3.47 x 3.43
11'5" x 11'3"

Second Floor

Bedroom
6.09 x 3.98
20'0" x 13'1"

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.

The second floor is dedicated to the principal suite and is a real wow, which boasts a vaulted ceiling with Velux windows and handcrafted fitted wardrobes, adding both style and functionality to this elegant light and airy retreat to relax.

STEP OUTSIDE



This lovely property features an enclosed garden, beautifully secured with a solid stone wall. Perfect for relaxation or entertaining, the garden includes seating areas and mature shrubs, adding to its charm. Off-road parking is available for several vehicles through a shared gravelled entrance, with gated access leading to the well-kept garden, which wraps around three sides of the home for an ideal mix of privacy and tranquillity. This property also offers a fully equipped garden home office, complete with electricity - perfectly set up for those working from home.

AGENT'S NOTE:

The vendors advise that their architect confirmed that it would be possible to convert the attic space into a fourth bedroom, home office, en-suite, dressing area or nursery to the principal bedroom, subject to the necessary consent and building regulations.

INFORMATION

Postcode: NP16 6LJ
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Private
EPC: E





DIRECTIONS

From Chepstow town centre proceed up the High Street through the arch onto Moor Street turning right onto the A48, proceed to High Beech roundabout taking the third exit and continuing along the A48. Take the first available right after Chepstow Garden Centre, Hayes Gate Cottage is the second property on the right-hand side entrance around the corner in to the shared entrance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	53	
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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