



CALDICOT

Guide price **£450,000**



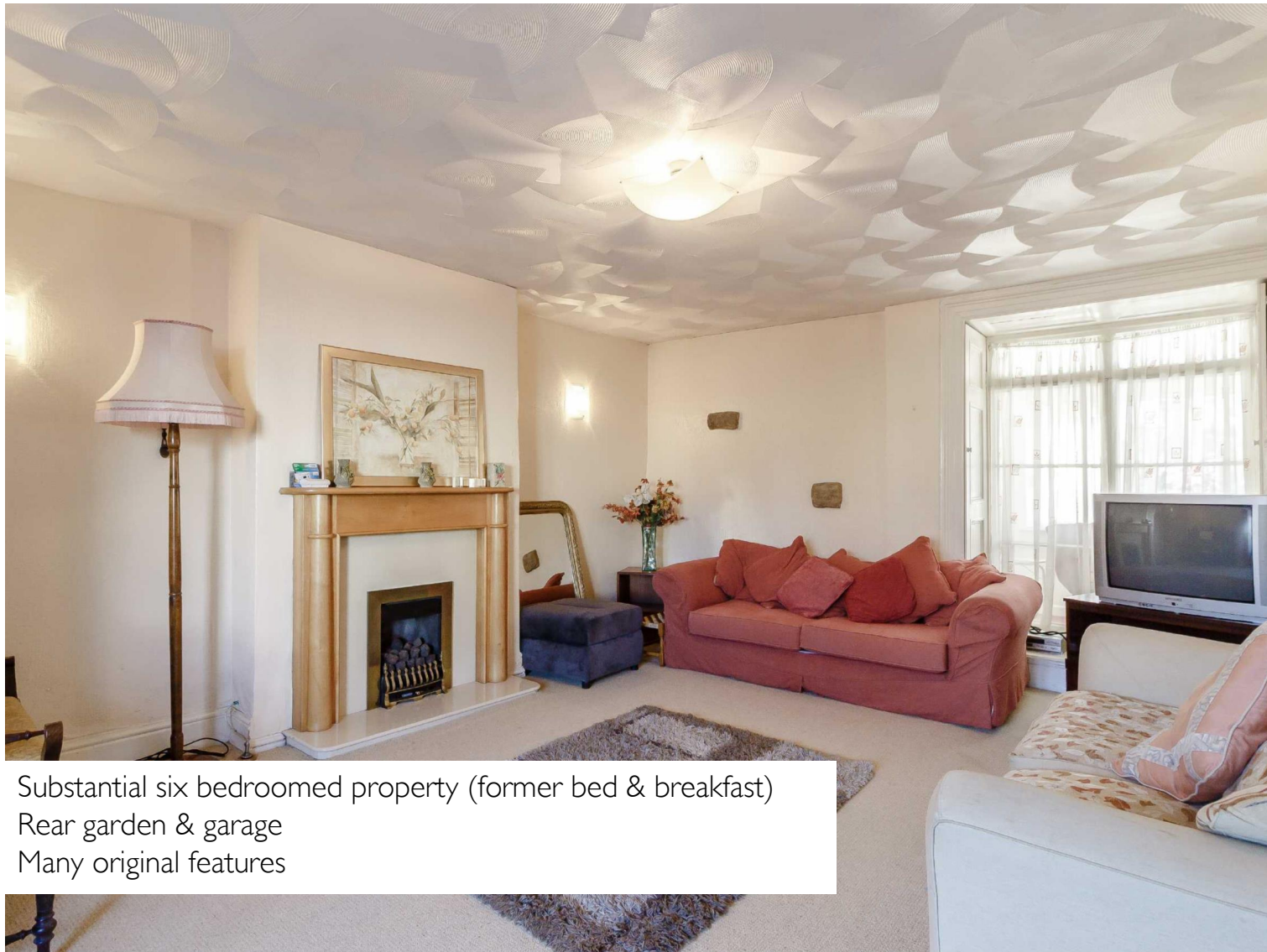
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IVY LODGE

18 Chepstow Road, Caldicot, Monmouthshire NP26 4HY



Substantial six bedroomed property (former bed & breakfast)
Rear garden & garage
Many original features

Coming onto the first time in 18 years is one of the oldest buildings in Caldicot, having been said to have been built in the 1700's. Having operated as a successful Bed & Breakfast for a number of years, the property has most recently been a substantial family home. The front of the property is Grade II listed in recognition of the fact that is a little altered example of a 'symmetrically fronted late Georgian House'.

Due to it's previous use as a Bed & Breakfast, the property benefits from a substantial forecourt to the front which offers parking for numerous vehicles, to the rear is a private rear garden. The property also benefits from a single car garage.

Located in the heart of Caldicot and close to all of the amenities that this market town has to offer, the property provides accommodation comprising entrance hall, living room, lounge, kitchen/diner, cellar, conservatory, sun room and a cloakroom to the ground floor and four bedrooms and a family bathroom to the first floor. On the first floor, the property also benefits from a potential annexe comprising two further bedrooms and a bathroom.

Caldicot is a market town and community in Monmouthshire, southeast Wales, located between Chepstow and Newport and being conveniently located with easy access to the M4. Caldicot town offers all of the usual amenities including local and national shops, doctors, dentists, a leisure centre and schools (there are five primary schools in the area). Caldicot is also home to Caldicot Castle and Lake offering popular footpaths across the Caldicot Levels and nearby coastal path. The extensive gardens and grottoes of Dewstow and nearby.



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KEY FEATURES

- Substantial former bed & breakfast
- Six bedrooms & loft space.
- Many original features
- Enclosed rear garden & garage
- Grade II listed
- Central village location



STEP INSIDE



ENTRANCE HALL

Entering through a panel door with inset glazing you will find the original 'Minton' floor tiling. Double radiator. Staircase to first floor with storage beneath.

LIVING ROOM

5.47m x 4.49m (17'11" x 14'9")

Fitted carpet. Original front facing bay window with stained glass sections and shutters. Feature fireplace with inset coal effect gas fire. Double radiator. Rear facing glazed window adjoining the playroom.

LOUNGE

5.42m x 4.33m (17'9" x 14'2")

Front facing original Georgian bay window with shutters. Fitted carpet. Feature fireplace with marble hearth and back plate and inset coal effect gas fire. Double radiator. Rear facing Georgian window.

KITCHEN / DINER

5.04m x 3.72m (16'6" x 12'2")

Modern shaker style fitted wall and base units in cream with a marble effect work surface. Stainless steel sink unit with mixer tap. Ceramic tiling to floor and splashbacks. Central island unit/breakfast bar with drawers. Integrated fridge freezer. Recess for range oven and gas point. Inset ceiling spotlighting, rear and side facing windows. Radiator.

CELLAR

Quarry tiled flooring. Base units with marble effect work surfaces.

REAR CONSERVATORY

Ceramic tiled flooring. Side facing double glazed door. Access to side porch with tiled flooring. Storage cupboards. Side and rear facing doors. UTILITY ROOM with plumbing for automatic washing machine and venting for a tumble dryer.

CLOAKROOM

Fitted with wc and wash hand basin. Ceramic tiled walls and floor. Wall mounted Worcester' combination gas boiler.

SUN ROOM

7.37m x 1.81m (24'2" x 5'11")

Fitted carpet. Door to rear garden. Two radiators. Door to large walk-in store room (2.45m x 1.84m).

Stairs to FIRST FLOOR and GALLERIED LANDING

Stairs to the landing with the original rear facing arched stained glass window. Large airing cupboard with radiator.

Ivy Lodge, 18 Chepstow Road, Caldicot, Sir Fynwy
Approximate Gross Internal Area
328 sq m/3518 sq ft



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.

BEDROOM ONE

4.71m x 4.60m (15'5" x 15'1")

Front facing Georgian style sash window. Fitted carpet. Wash hand basin. Recessed wardrobe.

BEDROOM TWO

3.84m x 3.54m (12'7" x 11'7")

Front facing Georgian sash window. Fitted carpet. Mirrored fitted wardrobes. Radiator. Wash hand basin.

BEDROOM THREE

3.07m x 2.57m (10'1" x 8'5")

Rear facing Georgian sash window. Radiator. Wash hand basin with vanity unit.

BEDROOM FOUR

2.95m x 2.57m (9'8" x 8'5")

Single bedroom with front facing Georgian sash window. Fitted carpet. Radiator. Wash hand basin.

FAMILY BATHROOM

White suite comprising panel bath with 'Mira' shower over and a side screen, wash hand basin, wc. Side facing Georgian sash window. Tiling to floor and splashbacks. Towel radiator. Inset ceiling spotlighting.

POTENTIAL ANNEXE

Door leads from the landing to an inner hall which, in turn leads to Bedrooms Five and Six and the Bathroom.

BEDROOM FIVE

3.84m x 3.54m (12'7" x 11'7")

Front facing bedroom. Sash window. Double radiator.

BEDROOM SIX

4.70m x 2.74m (15'5" x 9'0")

Rear facing bedroom. Double radiator. Sash window. Built in wardrobe. Inset ceiling spotlighting.

BATHROOM

Chocolate brown coloured suite comprising bath, wash hand basin, wc. Rear facing Georgian sash window. Radiator. Cushion flooring.

STEP OUTSIDE



The property has a forecourt frontage with parking for numerous vehicles and a private enclosed garden to the rear.

There is a patio to the foreground and two steps that lead up to a flat, lawned garden with borders and raised beds. There are an abundance of mature shrubs and trees with a pedestrian gate off to the rear driveway allowing access to a single garage with and up and over door and two adjoining storage sheds.

INFORMATION

Postcode: NP26 4HY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: TBC

EPC: Exempt





DIRECTIONS

From Chepstow take the A48 road to Caldicot passing the St Pierre Golf & Country Club. At the roundabout take the first exit onto the B4245. At the next roundabout continue straight over. Turn right onto Chepstow Road and the property can be found a short distance along this road on the left hand side.



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



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