



DIRECTIONS

From our Chepstow office proceed through Tintern towards Monmouth taking the turning on your right to Brockweir. Proceed over the bridge taking the first turning on your right. You will then see a footpath with a signpost to the Moravian Chapel, walk along this footpath where you will find the Manse on your right-hand side.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.
Council Tax Band E

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



MORAVIAN MANSE, BROCKWEIR, CHEPSTOW, NP16 7NG

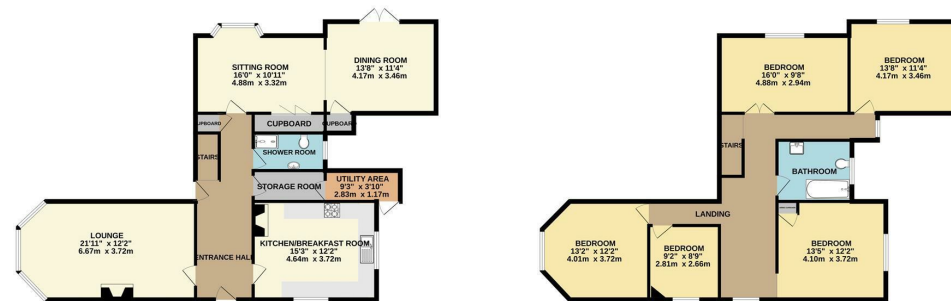


£380,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.

TOP FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2054 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

This property comprises of a Grade II listed period house, constructed alongside and adjoining the Moravian Chapel in the beautiful and unspoilt village of Brockweir, enjoying a pretty location within this designated area of outstanding natural beauty. The property is located in the heart of this charming village within its own large private gardens but please note there is no parking, and it is pedestrian access only to the property. As aforementioned the property does require extensive renovation and improvements but houses of this nature are becoming increasingly difficult to find and it offers an excellent opportunity to create a stylish and comfortable family property. The village of Brockweir is ideally located within the world-famous Wye Valley midway between the historic towns of Chepstow and Monmouth and beautiful local countryside.

GROUND FLOOR

RECEPTION HALL
9.14m x 2.21m maximum (30' x 7'3" maximum)
With tiled flooring. Stairs to first floor.

DRAWING ROOM
5.87m x 3.81m (19'3" x 12'6")
A delightful room with a particularly attractive triple bay window with Wye Valley views along with window to front elevation and fireplace.

KITCHEN
4.14m x 3.73m (13'7" x 12'3")
With windows to front and side elevations. Extensive range of storage units.

REAR LOBBY
Giving access to the rear porch with oil central heating boiler.

SHOWER ROOM
Low level WC, wash hand basin and shower cubicle. Window to side elevation.

DINING ROOM
4.27m x 3.05m (14' x 10')
With window to rear garden with riverside views.

SITTING ROOM
3.99m x 3.48m (13'1" x 11'5")
With French doors to rear garden, again with riverside views. There is also a useful storage area leading off this room.

FIRST FLOOR STAIRS AND LANDING
Leading to a generously proportioned landing.

BEDROOM ONE
3.99m x 3.48m (13'1" x 11'5")
With French doors to the rear with riverside views.

BEDROOM TWO
4.67m x 2.95m (15'4" x 9'8")
With windows to rear elevation, again with riverside views.

BEDROOM THREE
4.04m x 3.73m (13'3" x 12'3")
With window to side elevation.

BEDROOM FOUR
3.91m x 3.58m (12'10" x 11'9")
With bay windows to front and side elevations.

BEDROOM FIVE
2.69m x 2.87m (8'10" x 9'5")
With window to front elevation.

BATHROOM
Appointed with a four-piece suite comprising

panelled bath, step in shower cubicle, low level WC and wash hand basin. Window to side elevation.

OUTSIDE

GARDENS
The Manse stands in good sized gardens both to the front and rear, the front garden being laid extensively to lawn and of generous proportions with mature hedging. To the rear a pretty enclosed lawned garden adjoining the river Wye.

AGENTS NOTE
When viewing please park with consideration to other villagers.

SERVICES
Mains water and electricity. Private drainage. Oil fired central heating.

