



DIRECTIONS

From our Chepstow office head down the High Street, follow down Bridge Street, where you will find Woodfield House on your right hand side opposite the castle.

SERVICES

All mains services are connected to include mains gas central heating.

TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**WOODFIELD HOUSE, BRIDGE STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5EZ**

£850,000

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

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.

The Woodfield House, a historic Grade II listed building located on Bridge Street in the heart of Chepstow, opposite the world-famous Chepstow Castle on the banks of River Wye, being on the edge of the well renowned Wye Valley, an area of designated outstanding natural beauty.

Chepstow itself is a popular tourist destination with easy motorway links both from the M4, M5 and M48, with many attractions such as the aforementioned Wye Valley and Chepstow Racecourse to mention but a few.

The Woodfield House has traded for many years as a successful hotel and restaurant and more recently as a Bed and Breakfast, offering potential for re-investment and expansion of this already lucrative business.

The property itself offers a well-equipped bar and lounge area with restaurant and commercial kitchen, along with gentlemen and ladies cloakroom facilities on the ground floor, in addition to nine en-suite bedrooms and large private gardens to the rear offering potential for hosting weddings and other celebrations.

Due to the vendors retiring, the business has not been run at its full potential for some years and would offer an easy route for an enthusiastic client or business to increase its revenue.

The vendors also own a detached property with double garage, at the end of the rear garden, with its own private access, currently offering to the ground floor two letting en-suite bedrooms and to the first floor a self-contained apartment with open plan kitchen/dining/living room, a bedroom and a bathroom. This could easily be converted to a stand alone dwelling or updated to provide further accommodation for the hotel.

This genuinely is a very rare opportunity to acquire a unique and historic property within Chepstow, serious enquires are invited.

