



DIRECTIONS

From our Chepstow office proceed into the village of Itton, as you enter the village, bear left, then carry straight over the staggered crossroads. Continue downhill without deviation to the next crossroads, where proceeding straight over you will find Pyotts Cottage immediately on your right.

SERVICES

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

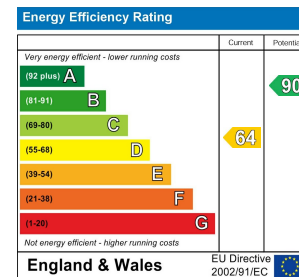
Council Tax Band H.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3712 sq ft (344.9 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 parts are approximate and no responsibility is taken for any error, omission or mis-statement. 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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PYOTTS COTTAGE, ITTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6DH

5 3 3 D

£1,250,000

Sales: 01291 629292
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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.

Pyotts Cottage comprises a charming, principally stone cottage built in the arts and crafts style, located in the desirable Itton area of Monmouthshire, being close to the historic town of Chepstow with its attendant range of facilities as well as great road access to the M4, M48 networks.

The vendors have undertaken a careful restoration and have extended the property within recent years to provide comfortable, characterful accommodation yet with a stylish, contemporary twist. A particular feature is the superb kitchen/family room (40' x 16') appointed with an extensive range of units and having bi-fold doors leading to the attractive gardens. The property also benefits from five bedrooms, two of which have en-suite facilities, as well as a beautifully presented family bathroom.

The grounds themselves are also noteworthy, being bounded on two sides by an attractive stone wall with lawn, mature trees and shrubs with a very pretty stream running through it.



OUTSIDE

ANNEX

A useful self-contained annex with shower room, WC, small kitchenette and attractive sitting area with wood burning stove. Doors to garden. Windows to side.

GARAGE

Detached double garage with electric up and over doors, power and light, being approached via a gravel driveway. The property is accessed via an electric entrance gate.

GARDENS AND GROUNDS

Pyotts Cottage stands in superb gardens and grounds of approximately 1.75 acres. The principal gardens are laid extensively to lawn with pleasant seating areas. A charming stream runs through the garden with several bridges running over it. There is additional paddock area to the west of the house, with its own entrance gate from the main lane, giving access to the small stable block.

SERVICES

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BEDROOM 3

4.65m x 2.21m (15'3" x 7'3")

A double bedroom with window to side elevation.

BEDROOM 4

4.75m x 2.44m (15'7" x 8')

A double bedroom with two windows to side elevation.

BEDROOM 5

3.86m x 2.44m (12'8" x 8')

A double bedroom with window to rear elevation.

FAMILY BATHROOM

Tastefully appointed with a four-piece suite to include twin wash basins, free standing bath and low level WC. Window to rear.



GROUND FLOOR

ENTRANCE HALL

With door to side and window to front elevation. Stairs off. Exposed wood flooring.

CLOAKROOM/WC

With low level WC and vanity wash hand basin.

STUDY/SITTING ROOM

3.96m x 3.35m (12'11" x 10'11")

A charming room within the original cottage with exposed stonework to one wall. Wood burning stove. Window to front elevation.

DINING ROOM

3.96m x 3.91m (13' x 12'10")

With window to front elevation and French doors to side garden. Exposed wood flooring.



KITCHEN/FAMILY/LIVING ROOM

12.19m x 4.88m (40' x 16')

The superb kitchen area is appointed with a contemporary range of base and eye level storage units with ample quartz work surfacing over. With fridge drawer, integrated dishwasher, twin sinks, two eye level ovens along with integrated microwave/oven with warming drawer plus Induction hob. Underfloor heating and windows overlooking the side and rear gardens. Open plan to family room with bi-fold doors to rear sun terrace and gardens. Contemporary Stovax wood burning stove. Underfloor heating continued. Double doors to: -

BOOT ROOM/REAR HALLWAY

With door to garden, window to side and storage cupboard.

UTILITY ROOM

3.96m x 2.44m (13' x 8')

Appointed with an extensive range of storage units to include fridge and freezer, washing machine and tumble dryer. Windows to front and side elevations.



FIRST FLOOR STAIRS AND LANDING

PRINCIPAL BEDROOM

3.96m x 4.27m (13' x 14')

A charming principal bedroom, located in the original part of the cottage, with windows to front and side elevations. Large walk-in storage area.

EN-SUITE BATHROOM

Superbly updated with a contemporary range of fittings and comprising free standing bath, large walk-in shower area, low level WC and wash hand basin set into storage unit. Tiled flooring and walls. Window to side.

BEDROOM 2

3.96m x 3.05m maximum (13' x 10' maximum)

A double bedroom with window to side elevation offering attractive garden views.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low level WC and wash hand basin.

