



### DIRECTIONS

From our Chepstow office proceed along the main Chepstow to Usk Road, as you approach the village of Mynyddbach you will see on your right-hand side The Carpenters Arms public house, immediately before The Carpenters Arms you will see a private driveway to your right, this leads to The Brooklands, follow the private driveway to the very end where you will see the house on your left.

### SERVICES

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

Council Tax Band H

### TENURE - FREEHOLD

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



## THE BROOKLANDS, MYNYDDBACH, CHEPSTOW, MONMOUTHSHIRE, NP16 6BU

4 2 3 D

**£975,000**

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.



Moon & Co. are delighted to offer to the market The Brooklands which comprises an attractive principally stone built farmhouse, originally forming part of the impressive Curre Estate and located in the same area as Itton Court, the seat of the Curre family.

The current vendors purchased the property approximately 43 years ago and have over the years carried out extensive and thorough improvements but at the same time retaining much of the character and charm. The house therefore offers both the attractions of modern amenities along with period features. Standing within its own attractive gardens with large mature orchard, the house also benefits from an adjacent 5 acre field with additional mature woodland and natural stream, all positioned in an idyllic location on the periphery of the sought-after villages of Shirenewton and Mynyddbach, which benefit from good local communities to include well respected village school and is also close to the historic town of Chepstow, with excellent road access via the M48 to the M4 motorway network to Cardiff, Bristol and beyond.

## PRINCIPAL BATHROOM

**3.96m x 2.84m (13' x 9'4")**

Appointed with an attractive suite comprising claw foot bath, low level WC and wash hand basin. Airing cupboard and window to front elevation. Please note that the bathroom is accessible from both the rear landing and Bedroom 2.

## OUTSIDE

### GARDENS AND GROUNDS

As aforementioned The Brooklands stands in approximately 8 acres of grounds, the main house gardens and woodlands comprising of approximately 3 acres, surrounding the house is an attractive lawned garden to the front bounded by an impressive stone wall and to the rear a large and productive orchard. Below the house is a useful stone-built barn offering garaging or store space and leading from the lower gardens there is a bridge over the stream giving access to a pretty established mature woodland area with bluebells. Immediately adjacent to the main house is a 5-acre paddock.

### SERVICES

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





## SHOWER ROOM

Appointed with a contemporary suite comprising step-in shower, low level WC and wash hand basin. Tiled finish to walls.

## FIRST FLOOR STAIRS AND LANDING

From the main staircase access to two bedrooms.

### BEDROOM 1

4.11m x 4.11m (13'6" x 13'6")

With windows to front elevation. Feature fireplace. Door to :-

### EN-SUITE WC

With low level WC and wash hand basin. Window to front elevation.

### BEDROOM 2

4.11m x 3.96m (13'6" x 13')

With window to front elevation. Feature fireplace. Door to bathroom.

### REAR HALL STAIRCASE

Giving access to :-

### BEDROOM 3

4.11m x 3.05m (13'6" x 10')

With window front elevation. Feature fireplace.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation and two windows to side elevation. Exposed wood flooring. Period staircase leading off.

### SITTING ROOM

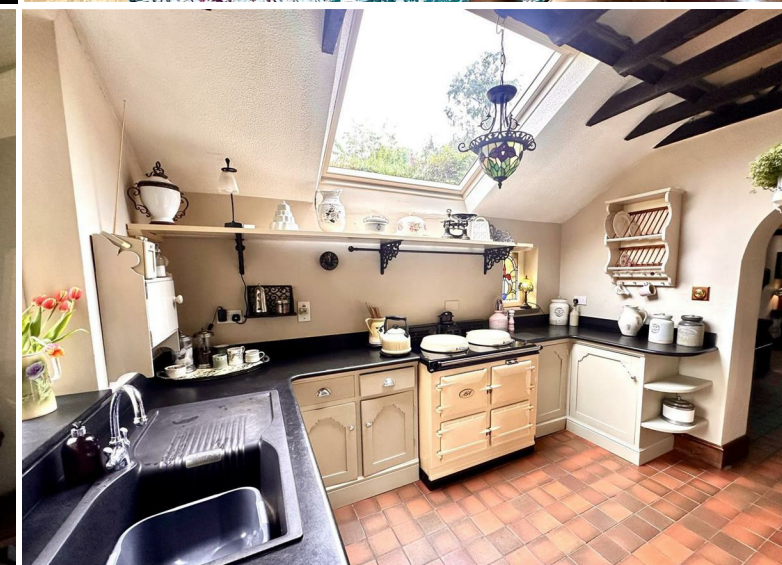
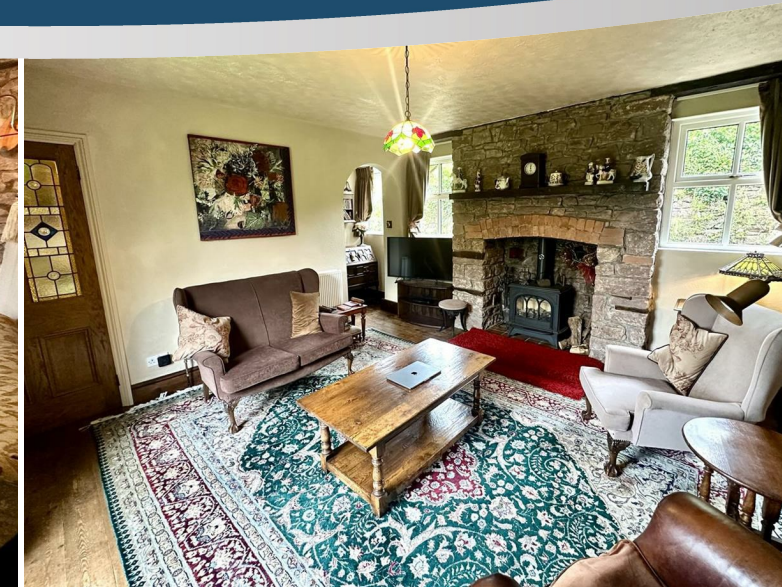
4.17m x 4.01m (13'8" x 13'2")

A delightful dual aspect reception room with windows to both front and side elevations, with pretty rural views. Exposed stonework to one wall housing a wood burning stove.

### LIVING ROOM

4.17m x 4.17m (13'8" x 13'8")

Again, a charming reception room with three windows to rear elevation and window overlooking the front garden. Fireplace with wood burning stove. Original built-in glass fronted shelving.





### KITCHEN/BREAKFAST ROOM

A practical and well-thought-out "L" shape kitchen/breakfast room, with breakfast room measuring 13'3" x 10' and benefiting from window to front elevation and original Welsh dresser. Being open plan to the kitchen area (11'8" x 7'7") with a good range of base storage units with ample honed granite work surfacing over. Inset stainless steel one bowl and drainer sink unit. Gas fired Aga. Velux rooflight. Adjacent to the kitchen is a useful lobby area with space for kitchen appliances.

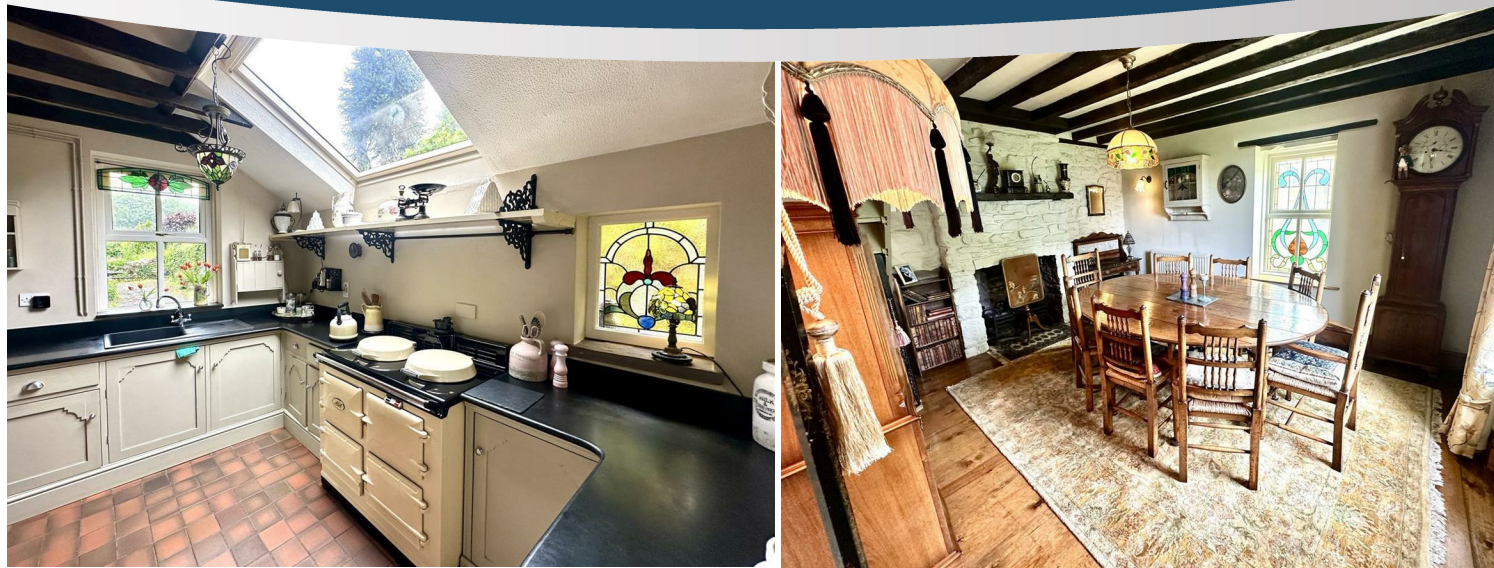
### DINING ROOM

3.86m x 3.66m (12'8" x 12')

Leading off the breakfast room is a delightful dining room with windows to front elevation with stain glass window to side.

### REAR HALLWAY

A spacious rear hallway with door to side elevation, accessed via a stone porch. The hallway itself with quarry flooring, window to rear elevation and stairs leading off. Access to stone staircase with panelled stairway to the rooms on the lower level.



### UTILITY ROOM

A useful utility room with gas fired central heating boiler. Space and plumbing for washing machine. Stone steps leading to :-

### LOWER GROUND FLOOR

A flexible and useful part of the house, this could be utilised either as guest suite or a principal bedroom suite, or as the current vendors are using it, as further reception room.

### SITTING ROOM/BEDROOM

5.79m x 3.66m (19' x 12')

An attractive room with full height ceiling. Windows to two elevations with inset occult stain glass window. Wood burning stove.

