



DIRECTIONS

From Chepstow town centre proceed up the High Street through the arch onto Moor Street turning right onto the A48, proceed to Highbeech roundabout taking the third exit continuing along the A48. Take the first available right after Chepstow Garden Centre, Hayes Gate House is the first property on the right-hand side.

SERVICES

Mains electricity, water and gas. Private cesspit. Solar panels which are owned.
Council Tax Band G

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 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



HAYES GATE HOUSE, HAYESGATE, CHEPSTOW, MONMOUTHSHIRE, NP16 6LJ

5 4 3 E

£785,000

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.

Hayes Gate House comprises of the principal wing of a substantial farm house believed to date from 1750, the property has been updated over time and provides the characterful and charming accommodation now offered. The property benefits from many period features such as flagstone flooring, exposed wood flooring, a wealth of beams, along with many fireplaces and shuttered windows, ensuring the characterful feel of this family home. Beautiful gardens enhance the outside space featuring a host of mature trees and shrubs, a pond and a stone-built outhouse with power enabling the option of a garden home office.

Hayes Gate House occupies a pleasant position just off the A48, thus offering easy access to the historic town of Chepstow within this pretty part of Monmouthshire. Many countryside pursuits lie nearby, including the St Pierre Golf and Country Club. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

BEDROOM 2

7.08m x 4.57m (23'2" x 14'11")

A spacious double bedroom with beams. Velux window to front and windows to front and rear. Door to :-

STORAGE ROOM

4.23m x 3.63m (13'10" x 11'10")

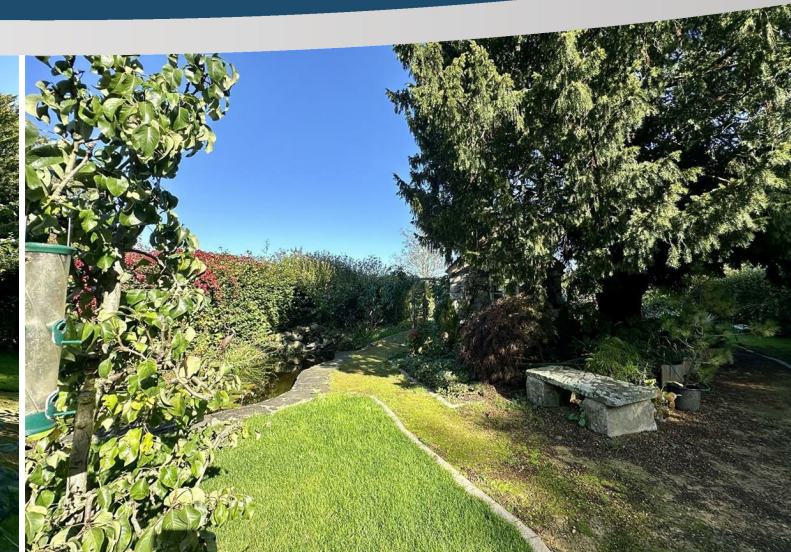
Velux to rear.

OUTSIDE

To the front is gated access to a pretty front garden with fence boundary. Off-road parking for several vehicles. Wood store. To the side is a pathway leading around the garden with mature trees and shrubs. Pond. Stone-built garden room which could easily be converted to a home office or playroom, with power. Blocked paved path to main entrance.

SERVICES

Mains electricity, water and gas. Private cesspit. Solar panel which are owned.



GALLERIED HALLWAY

Spacious storage cupboard. Wood flooring and exposed stone walls. Stain glass windows. Corridor leads to Bedroom 1 and steps to second floor.

BEDROOM 1

4.72m x 3.72m (15'5" x 12'2")

A spacious double bedroom with wood flooring. Beams. Double built-in cupboards. Original cast iron fire with wooden surround. Window to rear elevation. Door to :-

EN-SUITE SHOWER ROOM

Fully tiled walls and flooring. Wall mounted wash hand basin with chrome taps, shower with chrome rainfall shower over and low level WC. Chrome heated towel rail and underfloor heating.

SECOND FLOOR STAIRS AND LANDING

A spacious landing with Velux window to side elevation.

BATHROOM

Appointed with a four piece suite to include freestanding bath with chrome mixer tap and chrome hand held shower attachment, step-in shower cubicle with shower over, low level WC and pedestal wash hand basin with chrome taps. Mixture of wood and tiled flooring. Beam. Velux window to side elevation.

BEDROOM 3

5.77m x 3.73m (18'11" x 12'2")

A double bedroom with dual aspect to both sides and velux window. Beams.

GROUND FLOOR

SITTING ROOM

7.08m x 4.21m (23'2" x 13'9")

A spacious sitting room featuring exposed stone wall, fireplace with inset wood burner. Beamed ceiling. Understairs storage cupboard. Windows with shutters to front and side elevations. Door to front elevation. Stairs to first floor.

HALLWAY

With flagstone flooring. Handy storage area and a spacious pantry cupboard.

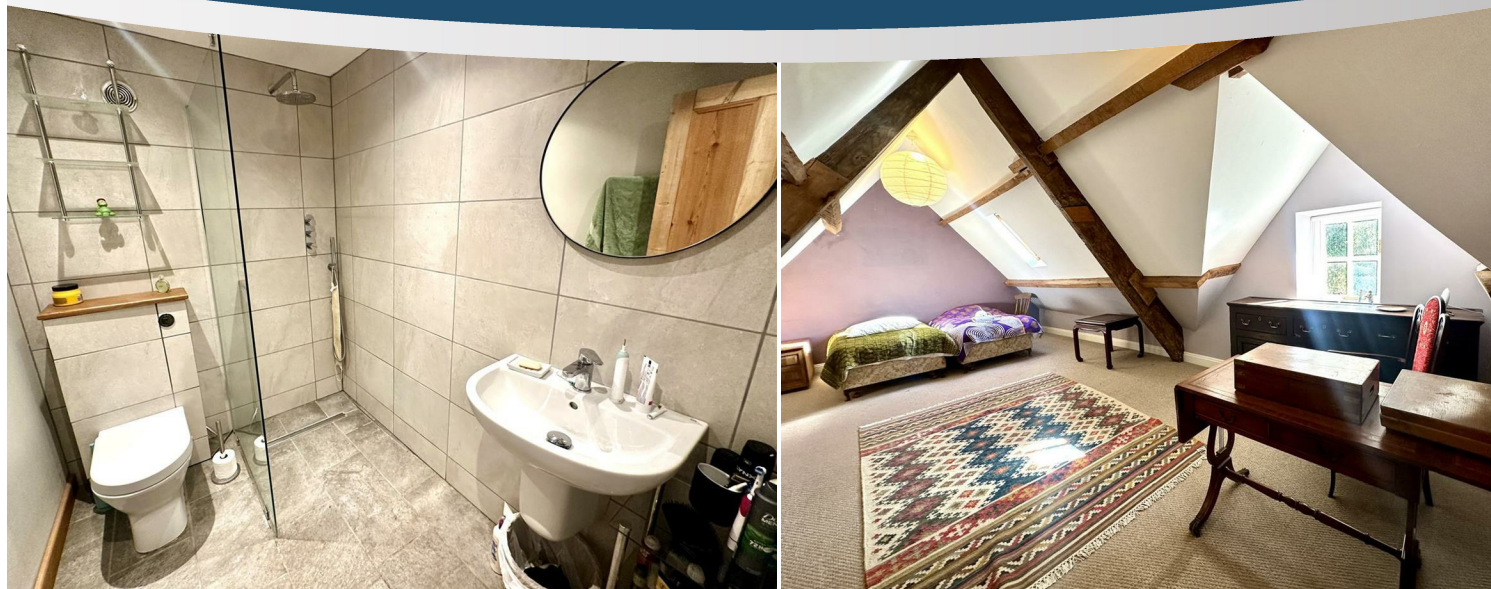
GROUND FLOOR WC

Appointed with a two-piece suite comprising wall mounted wash hand basin with chrome taps and WC with overhead cistern. Tiled flooring. Window to side elevation.

KITCHEN

7.02m x 4.24m (23'0" x 13'10")

Appointed with a contemporary range of kitchen storage units with granite work tops over. Inset one and a half bowl sink with chrome mixer tap. Exposed stone wall with inset four ovens electric Aga. Built-in dishwasher. Space for fridge and freezer. Original flagstone flooring. Beamed ceiling. Two windows overlooking the garden and French doors to side elevation. Door to :-



LIBRARY/DINING ROOM**7.02m x 3.31m (23'0" x 10'10")**

A beautiful room, full of character with exposed stone walls and galleried ceiling. French doors leading to a courtyard. Windows to side elevation with window seats and wooden shutters. Mixture of flagstone and wood flooring.

REAR HALLWAY

With flagstone flooring and beams ceiling. Circular window to courtyard. Storage cupboard.

UTILITY ROOM

With under sink storage. One bowl and drainer stainless steel sink unit with chrome mixer tap. Window to side.

STUDY**4.26m x 3.63m (13'11" x 11'10")**

With window to front elevation, window seat and wooden shutters. Wood flooring.

FIRST FLOOR STAIRS AND LANDING

Window to front elevation.

BEDROOM 4**4.28m x 3.54m (14'0" x 11'7")**

A double bedroom with window to front elevation. Wood flooring. Sink with a granite top and circular wash hand basin with chrome mixer tap.

BEDROOM 5**4.69m x 3.13m (15'4" x 10'3")**

A spacious double bedroom which is currently being used as a workroom. Storage cupboard. Window to front elevation.

FAMILY BATHROOM

Window to side elevation. Freestanding bath with brass taps and shower attachment, pedestal wash hand basin with brass taps, corner shower cubicle with brass fittings and low level WC. Linen cupboard. Wood flooring.

