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Primrose Cottage Back Road, Catbrook Chepstow

£699,950

 peter
alan

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About the property

This charming, detached stone-built residence set within the desirable village of Catbrook, enjoying an elevated position above the picturesque Wye Valley. Offering a wonderful balance of character and practicality, the property comprises four well-proportioned bedrooms, two bathrooms and four versatile reception rooms, making it ideally suited to family living.

Accommodation is both spacious and inviting, with a principal reception room featuring a traditional log-burning stove, complemented by three additional reception areas that provide flexibility for entertaining, working from home or relaxation. The generous kitchen is fitted with a Rayburn range cooker and offers ample dining space, with scope for further enhancement or reconfiguration to suit modern lifestyles.

Upstairs, the property continues to impress with four comfortable bedrooms, including a principal suite with en-suite facilities, alongside a well-appointed family bathroom.

Externally, the home is set within beautifully maintained cottage-style gardens, combining lawns, colourful borders and seating areas that enjoy a sunny aspect. The level plot also offers excellent potential for further landscaping or extension, subject to consent. A driveway provides ample off-road parking, while a detached tandem garage adds convenience.

Accommodation

Location

The village enjoys an elevated position above the renowned Wye Valley, ideally located between Monmouth and Chepstow, and close to the historic village of Tintern. The surrounding area is celebrated for its outstanding natural beauty and offers a wealth of outdoor pursuits. Both Monmouth and Chepstow provide charming high streets with a mix of independent boutiques and recognised retailers, alongside excellent schooling options. Superb road connections via Chepstow give easy access to the M48, linking to Newport, Cardiff, Severn Bridge and Bristol.

Accommodation

Upon entering, one is immediately welcomed into a charming principal reception room, rich in character and centred around a traditional log-burning stove. Stairs rise to the first floor within the original part of the home, while three further reception rooms provide versatile living space, ideal for both formal entertaining and relaxed family life.

The generous family kitchen is well-appointed with a classic Rayburn range cooker, an array of wall and base units, and ample space for dining. The layout presents an excellent opportunity for reconfiguration, with potential to open directly onto the rear patio-perfect for al fresco dining and enjoying the peaceful garden setting.

To the first floor are four well-proportioned bedrooms, including a principal suite with en suite shower facilities. A contemporary family bathroom, fitted with a white suite, serves the remaining accommodation.





Gardens & Grounds

Occupying a level and generous plot, the property is approached via a delightful cottage-style garden, abundant with colour and seasonal interest. The gardens extend to the side and rear, enjoying a favourable aspect with all day sunshine and offering a wonderful setting for relaxation, recreation, or further landscaping.

A driveway provides ample parking, while a detached tandem garage offers both practicality and a secondary point of entry. The grounds present further potential for extension or enhancement, subject to the necessary consents.

The exterior of Primrose Cottage is particularly appealing, with its attractive stone façade and well-tended gardens combining lawns, flowering borders and charming seating areas. A winding pathway leads to the entrance, framed by characterful stone and painted walls, creating an inviting first impression.

Utility Room

Wc



Kitchen/Breakfast Room

14' 9" x 12' 6" (4.50m x 3.81m)
Living Room

20' x 11' 2" (6.10m x 3.40m)
Lounge

17' 5" x 13' 5" (5.31m x 4.09m)
Study

11' 2" x 10' 2" (3.40m x 3.10m)
Dining Room

13' 5" x 10' 2" (4.09m x 3.10m)
First Floor Landing

Bedroom One

18' 4" x 11' 10" (5.59m x 3.61m)
Ensuite

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)
Bedroom Three

12' 10" x 8' 6" (3.91m x 2.59m)
Bedroom Four



12' 10" x 7' 3" (3.91m x 2.21m)
Family Bathroom

Agents Note

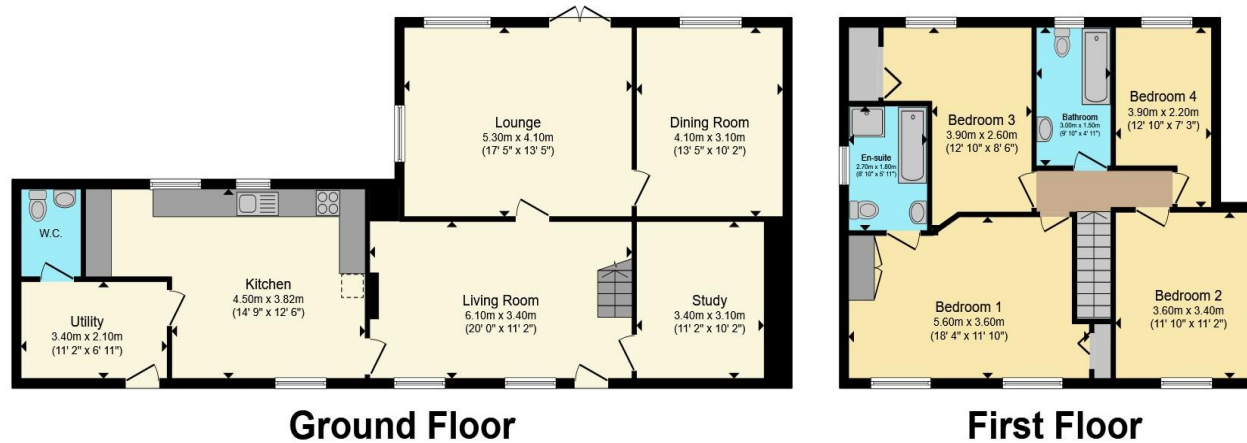
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Total floor area 171.7 m² (1,848 sq.ft.) approx

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