



ST BRIDES NETHERWENT

Guide price **£550,000**



2 ROCK LODGE

St. Brides Netherwent, Caldicot, Monmouthshire NP26 3BD



3 Double bedrooms

Good sized established gardens with outbuildings

Ground floor shower room and first floor bathroom

Set within the peaceful and picturesque St Brides valley, this charming semi-detached family home offers a rare opportunity to enjoy true countryside living. Surrounded by open farmland and with the gentle flow of the St Brides Brook running through the front garden, the setting is both tranquil and scenic. Despite its rural feel, the property remains conveniently located just a 7 minute drive from the village of Magor, with easy access to the M4 and Severn Tunnel railway station, making it ideal for commuting to both Bristol and Cardiff.

Steeped in history, the original cottage dates back to the mid-17th century and once formed part of the Penhow Castle Estate. It has since been thoughtfully restored and extended to create a light-filled and spacious home that retains its character while embracing modern living. The interior offers a flexible layout perfectly suited to family life.

The ground floor includes a spacious lounge with inglenook fireplace and exposed stonework, and a beautiful family room incorporating a well proportioned kitchen and ample space for seating. Upstairs there are three generously sized double bedrooms and a contemporary family bathroom.

This is a truly special home that combines historic charm, modern comfort, and a stunning rural setting, perfect for those seeking space, privacy, and a strong connection to the surrounding countryside.

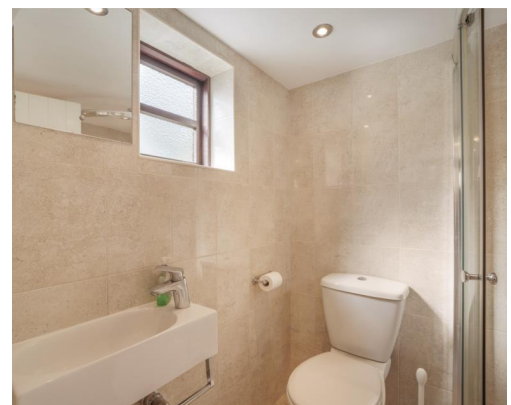


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KEY FEATURES

- Superb cottage in a semi-rural location
- Extended to provide spacious accommodation throughout
- Well proportioned kitchen/ family room
- Living room with inglenook fireplace, exposed stone and original oak beams
- Off road parking for 4 cars and large garage
- Beautiful countryside setting yet close to M4 access
- Spacious gardens extending to approx 1/3 acre





The entrance hall provides access to all ground floor rooms.

The main lounge occupies the oldest part of the home and the current owners have created a room full of character and charm. Original features include the inglenook fireplace with its bread oven, exposed stonework and oak beams.

A Jotul wood-burner provides an impressive focal point within the room as well as an additional source of heat.

In contrast, the hub of this beautiful home is the kitchen, dining, and family room. This forms part of an extension completed in 2013, designed to maximise light, space and practicality. With windows on three sides and doors opening onto the south facing patio, this area feels bright and connected to the surrounding landscape.

The kitchen is well appointed with quality fittings and integrated Bosch appliances including dishwasher, microwave and fridge freezer. The black Rangemaster range and solid granite worktops and window sills complement the cream wooden doors of the kitchen units. There is ample space for a large dining table in addition to more relaxed seating.

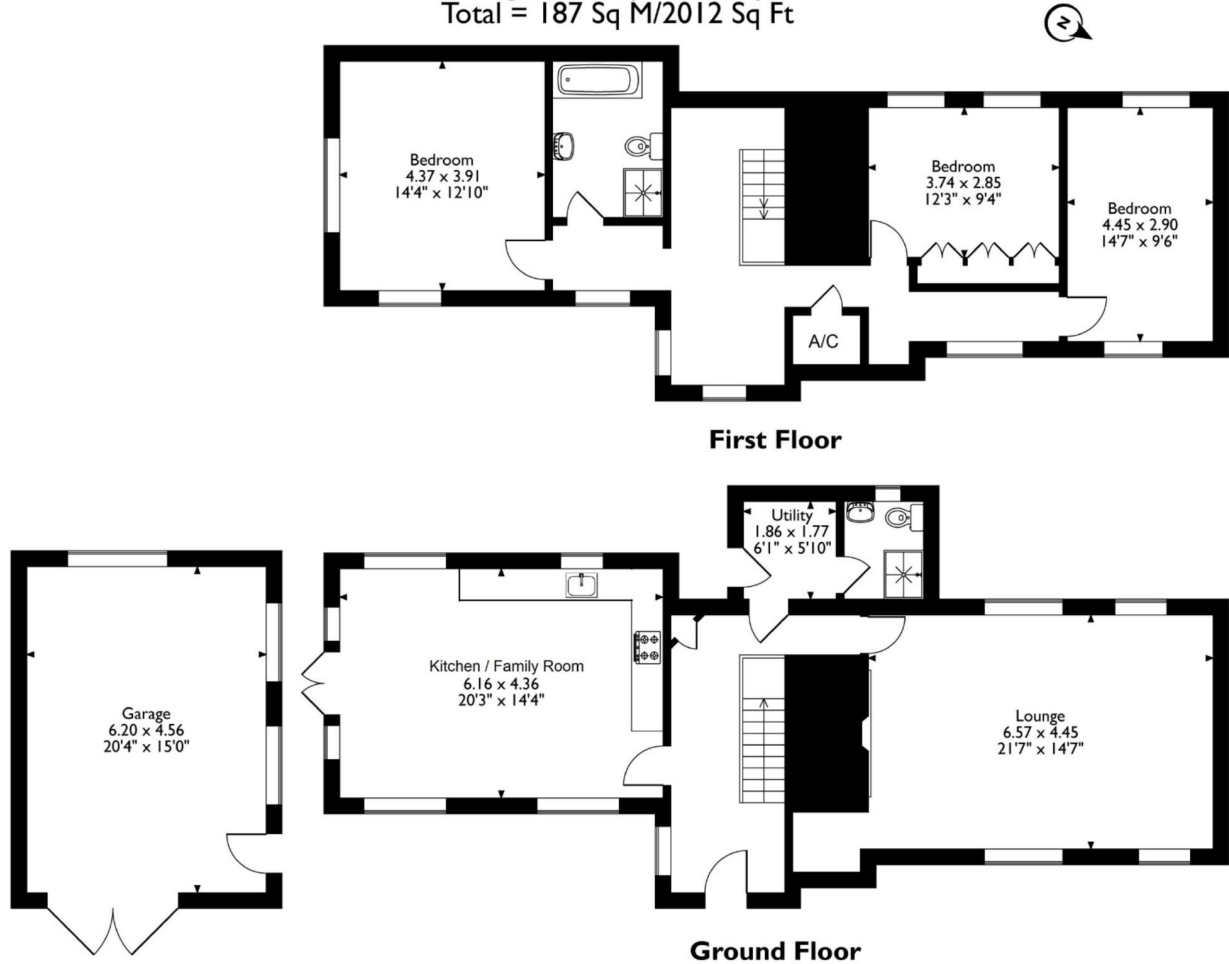
The separate utility room provides space for a washing machine and tumble drier and has doors to the fully tiled downstairs shower room and into the garden.

2 Rock Lodge, St. Brides, Caldicot, Monmouthshire

Approximate Gross Internal Area
Main House = 159 Sq M/1711 Sq Ft

Garage = 28 Sq M/301 Sq Ft

Total = 187 Sq M/2012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first floor is accessed via a bespoke, solid ash staircase leading to a galleried landing that offers an ideal spot for a reading or study area, and enjoying views across the countryside.

All three bedrooms are comfortable doubles with built in storage, the principal bedroom featuring a vaulted ceiling and far-reaching rural views.

The family bathroom is finished to a high standard, offering a modern four-piece suite with both bath and separate shower. A Velux rooflight adds natural light, and there is underfloor heating, and a heated mirror.

STEP OUTSIDE



The property sits within approximately a third of an acre of beautifully maintained grounds, with an enviable south westerly aspect. The approach is both charming and unique, with access via a footbridge over the brook in addition to a driveway leading to a gated gravel parking area for two cars and further parking for two cars on the drive.

The mature gardens are fully enclosed by natural hedging and have been lovingly landscaped, offering stunning far reaching views across the countryside. There is a large lawned area with a number of specimen trees and shrubs, flower beds, vegetable gardens and fruit bushes. There is also a spacious greenhouse and a pond. A sunny patio wraps around the house and provides an ideal space for outdoor dining and entertaining.

The large detached garage has power and lighting, and is ideal as a workshop, having large windows on two sides. There is also a woodshed and useful brick built shed near the house and an outside tap.

AGENTS NOTE:
LPG central heating and solar thermal roof panels for hot water.
Unvented hot water system provides mains water pressure for hot water.
A small part of the garden has a possessory title.

INFORMATION

Postcode: NP26 3BD

Tenure: Freehold

Tax Band: E

Heating: Gas LPG

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for just over 2 miles at the next roundabout take the second exit, continuing along the A48 and proceed for approx 5 miles turning left opposite the Rock & Fountain (St Brides). Continue along this road and the semi-detached cottages can be found on the right-hand side.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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