

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Garage Cottage

, Caerwent, NP265AX

No onward chain £449,950



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## Description

Garage Cottage is a deceptively spacious, extended stone-built home in the heart of the highly sought-after village of Caerwent. Originally two cottages, the property has been sympathetically combined into one generous dwelling, retaining charm and character throughout.

The layout makes it ideal for multi-generational living, with the flexibility to be reconfigured back into two cottages (subject to necessary consents).

Set over two floors, the accommodation includes two entrance porches, a welcoming dining hall, kitchen opening into a breakfast room, a sitting room with stone fireplace, a large living room, and a spacious utility room that could be adapted into a ground-floor bedroom with en-suite.

A staircase from the breakfast room leads to the primary bedroom with en-suite bathroom. The main staircase gives access to two further double bedrooms, a versatile through-room/study, and a family bathroom. Bedroom two connects to the primary suite, offering scope to create an additional en-suite.

Outside, the property benefits from a well-maintained, private rear garden.

Situated in the heart of the village of Caerwent, the village itself offers a local store and a charming pub, perfect for enjoying a relaxing evening. If you require a wider range of amenities, the towns of Caldicot and Chepstow are just a short distance away. Commuters will appreciate the convenience of bus and rail services, as well as excellent road and motorway connections, allowing easy access to larger towns and cities.

## Entrance Porch

Approached via composite panelled door with double glazed insert. Wood effect flooring. Opaque UPVC double glazed window to front elevation. Period wooden door with stain glass insert to dining hall.

## Dining Hall

14'11 x 14 (4.55m x 4.27m)

Coving. Two panelled radiators. Open to kitchen. Door to sitting room. Door to living room.

## Kitchen

9' x 6'11 (2.74m x 2.11m)

Coving. Fitted with a matching range of base and eye level storage units. Single bowl sink, drainer and mixer tap set into work surface. Space for range cooker. Space for upright fridge freezer. Large UPVC double glazed window to rear elevation. Open to breakfast room.

## Breakfast Room

20'11 max x 10'02 (6.38m max x 3.10m)

Exposed natural stone and brickwork to one wall. Recess shelving. Two panelled radiators. Stairs to Primary bedroom. Open to sitting room. UPVC double glazed sliding doors to rear elevation.

## Sitting Room

14'10 to recess x 13'11 (4.52m to recess x 4.24m)

Coving. Exposed stone chimney breast with open fire and wooden lintel. Two panelled radiators. UPVC double glazed window to front elevation. Open to dining hall and breakfast room.

## Living Room

25'02 x 14 (7.67m x 4.27m)

Exposed natural stone chimney breast with open fire and wooden lintel. Two panelled radiators. UPVC double glazed window to front elevation. Stairs to first floor landing. Door to Entrance porch. Study.

## Secondary Porch

Opaque UPVC double glazed window to front elevation. Panelled door with glazed insert to front.

## Utility Room

17'08 x 10'03 (5.38m x 3.12m)

Single drainer stainless steel sink set over base unit. Recessed shelving. Quarry tiled floor. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to rear garden.

## Stairs to Primary Bedroom

26'10 max x 14'01 max (8.18m max x 4.29m max)

A most generous room with exposed beams to ceiling and a range of fitted wardrobes. Two panelled radiators. Two UPVC double glazed windows to front elevation. UPVC

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double glazed window to rear elevation. Door to en-suite bathroom. Door to bedroom two.

### En-Suite Bathroom

White suite to include a low level W.C. Wash hand basin with chrome mixer tap. Bath with chrome mixer and electric shower over. Part tiling to walls. Extractor fan. Panelled radiator. UPVC double glazed window to rear elevation.

### First Floor Stairs and Landing

Doors off.

### Bedroom Two

14 x 11 (4.27m x 3.35m )

Coving. Loft access point. Built in storage. Panelled radiator. UPVC double glazed window to front elevation. Door to primary bedroom. Potential to create en-suite for bedroom two.

### Bedroom Three

14 x 11'01 (4.27m x 3.38m)

Coving. Period fireplace. Panelled radiator. UPVC double glazed window to front elevation.

### Through Room/Study

10'03 x 8'8 (3.12m x 2.64m)

Beam to ceiling. Panelled radiator. UPVC double glazed window to rear elevation. This area could be utilised as a study or a relaxing reading room.

### Bathroom

Low level W.C. Wash hand basin and chrome mixer tap set

over vanity storage unit. Bath with chrome mixer tap and shower attachment. Cupboard housing wall mounted gas combination boiler. Part tiling to walls. Panelled radiator. UPVC double glazed window to rear elevation.

### Garden

A charming, cottage-style garden of a private nature, enjoying afternoon and evening sunshine. The space is enclosed by mature hedging and features a level lawn with well-stocked borders. There is a paved seating area, along with a footpath leading to the gardener's WC.

### Gardeners W.C.

Low level W.C.

### Material Information

Council Tax Band - E

Tenure - Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Construction - Stone with extension to rear.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



## Road Map



## Hybrid Map



## Terrain Map



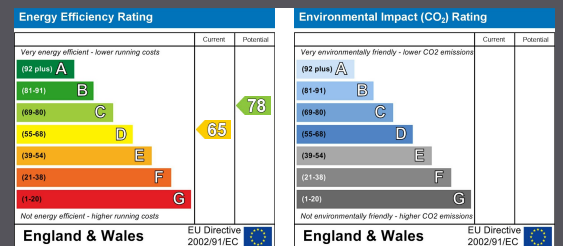
## Floor Plan



## Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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