

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Newlyn Chapel Lane

Mathern, Chepstow, NP16 6JH

No onward chain £549,950



# Newlyn Chapel Lane

Mathern, Chepstow, NP16 6JH

## No onward chain £549,950



### Description

Offered to the market with no onward chain, this is a rare and exciting opportunity to acquire a home that has been well looked after by the same family since its construction in the 1950s. Making its debut on the open market for the very first time, this property offers both immediate comfort and exceptional future potential, perfect for buyers seeking a home they can truly make their own.

While entirely habitable as it stands, the property would now benefit from a programme of modernisation throughout. For those with vision, this presents a fantastic chance to enhance, personalise, and add significant value, transforming the house into a bespoke home tailored to individual tastes and lifestyle.

For the more ambitious buyer, the possibilities extend even further. There is considerable scope to extend, whether upwards, to the side, or to the rear. This would allow for the creation of additional living space and further elevating what is already a superb home in a highly desirable village setting (subject to the necessary planning permissions).

The accommodation is both spacious and versatile. Upon entering, a welcoming reception hall, which features an original suspended open-tread staircase to the first floor landing. On the ground floor there is a dining room leading through to the kitchen, while a particularly impressive 23ft dual-aspect living room has plenty of natural light, creating a bright and inviting space for relaxation and entertaining. The ground floor also benefits from a bedroom and wet room, offering flexibility for multi-generational living or guest accommodation. To the first floor, two well-proportioned double bedrooms provide comfortable sleeping quarters, with further potential to reconfigure or expand if desired.

Externally, the property continues to impress. A driveway provides off-road parking for up to three vehicles, with additional space available should further parking be required. The gardens are a true highlight, they are generous, established and lovingly maintained to both the front and rear. The rear garden, in particular, enjoys a high degree of privacy, offering a peaceful and secluded outdoor retreat.

The village boasts a highly regarded local pub, well known for its welcoming atmosphere and quality food, perfect for relaxed dining close to home. Mathern itself is a charming and historic parish village nestled within the Monmouthshire countryside, located approximately three miles south-west of the vibrant market town of Chepstow.

Chepstow offers a comprehensive range of everyday amenities, including shops, cafes, schools, and leisure facilities, catering to all your day-to-day needs. The location is particularly well placed for commuters, with excellent access to the motorway and rail networks, providing convenient links to Newport, Cardiff, Bristol, Gloucester, and Cheltenham, all within comfortable travelling distance.

### Reception Hall

15'03 x 6'6 (4.65m x 1.98m)

Approached via UPVC opaque double glazed door. Coving. Original suspended open tread staircase to first floor landing. Panelled radiator. Doors off.

### Dining Room

12'02 x 11'04 max to recess (3.71m x 3.45m max to recess)

Coving. Gas fire with back boiler. Airing cupboard Housing hot water cylinder. Door to kitchen.

### Kitchen

14'06 max to door recess x 8 (4.42m max to door recess x 2.44m)

Range of matching base an eye level storage units all with work surfaces and tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in oven and grill. Four ring electric hob set into work surface with tile splash back and filter unit over. Space for under counter fridge. Plumbing and space for automatic washing machine. Wall mounted heater. Large walk in pantry. UPVC double glazed windows to front and side elevations. Glazed and panelled wooden door to rear garden.

### Living Room

23'02 x 12'03 (7.06m x 3.73m)

Coving. Living flame gas fire. Two panelled radiators. UPVC double glazed windows to front and rear elevations.

### Bedroom One

13'04 x 11'04 max (4.06m x 3.45m max)

Coving. Built in storage and shelving to recess. Panelled radiator. UPVC double glazed window to front and side elevations.

### Wet Room

Low level W.C. Wash hand basin set over vanity storage unit. Walk in shower with fold away seat and electric shower. Part tiling to walls. Anti slip flooring. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

### First Floor Stairs and Landing

Velux roof window to rear elevation. Doors off.

### Bedroom Two

14'03 max 12'07 max (4.34m max 3.84m max)

Wash hand basin set over vanity storage. Built in wardrobe. Access to eaves storage. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

14'02 max x 9'01 max (4.32m max x 2.77m max)

Coving. Range of built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation.

Tel: 01291 418418

## Gardens

A standout feature of this property is its generous, level, and well maintained established gardens. To the front, a neatly kept lawn is complemented by an attractive selection of mature trees and established shrubs, along with a young magnolia tree that promises to flourish and enhance the setting further over time.

The rear garden enjoys a good degree of privacy and continues the theme of well-kept outdoor space, with a level lawn bordered by thoughtfully stocked beds filled with a variety of maturing shrubs, trees, and plants. It provides an ideal backdrop for relaxing or entertaining. There is also a substantial storage area (formerly the garage) which offers excellent potential but would benefit from some updating. The boundaries are a pleasant mix of fencing and hedging, adding to the garden's character and seclusion.

## Driveway

A driveway accessed from the lane provides ample off-road parking for up to three vehicles, depending on size, with additional space available to create more parking should the need arise.

## Material Information

Tenure - Freehold

Council Tax Band - E

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

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage:

<https://checker.ofcom.org.uk/>

## Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partners Smartsearch and Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link to all buyers for

you to complete the biometric and other checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks and Coadjute will handle the payment for this service. Please contact the office if you have any questions in relation to this.



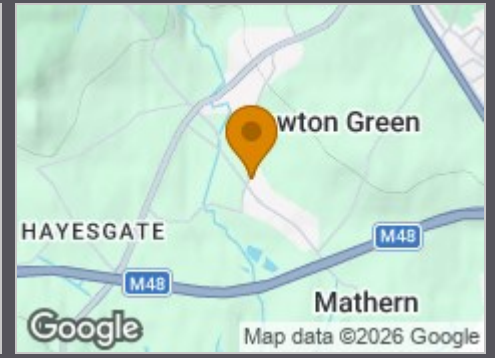
## Road Map



## Hybrid Map



## Terrain Map



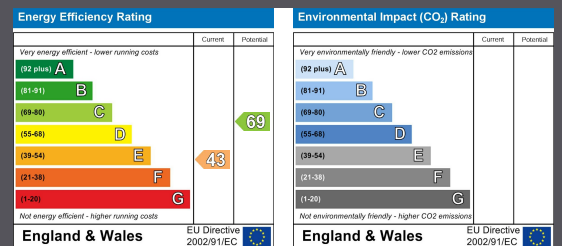
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.