



COMMON-Y-COED

Guide price **£795,000**



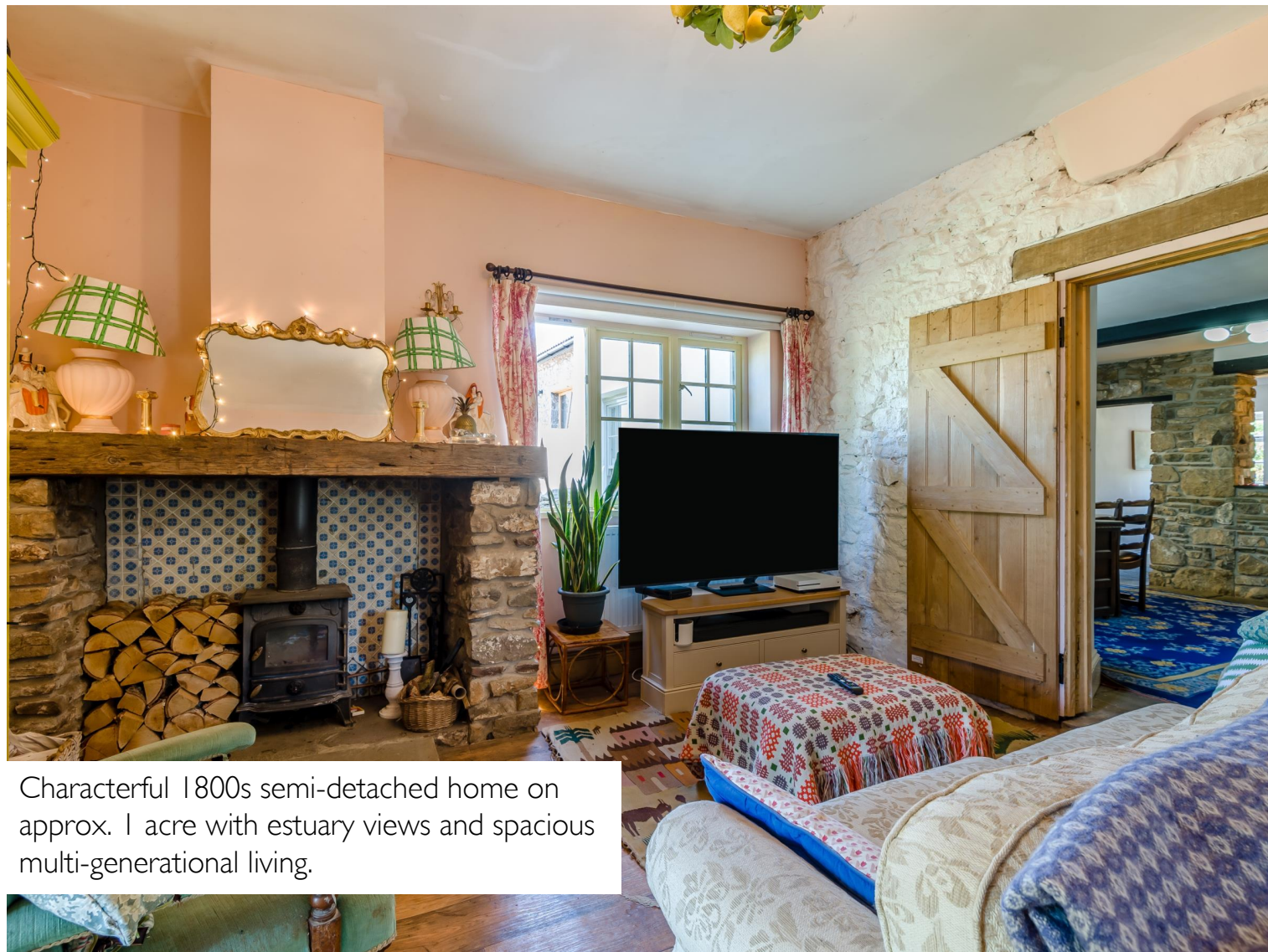
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WHITEHALL

Common-Y-Coed, Magor, Monmouthshire NP26 3AX



Characterful 1800s semi-detached home on approx. 1 acre with estuary views and spacious multi-generational living.

Whitehall is a substantial semi-detached residence, believed to date back to the 1800s. Over the years, the property has been thoughtfully extended and refurbished, while still offering excellent potential for further reconfiguration and modernisation to suit a variety of lifestyles.

The generous and versatile accommodation is particularly well suited to multi-generational living, featuring separate entrances and staircases that provide independent living spaces, while remaining connected internally via an adjoining doorway when desired.

LOCATION

Common-y-Coed is a historically designated parcel of land situated in Undy, which is intrinsically linked to the history of the greater Magor area in Monmouthshire. The property is located in a rural and beautiful setting approx. A mile and a half from the B4245. Surrounded by open countryside and with distant Severn Estuary views, there is wildlife in abundance. Local amenities and schooling can be found in the villages of Undy and Magor and an access to the M4 network is also located on the outskirts of Magor, and a rail junction in Rogiet.



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KEY FEATURES

- Substantial semi-detached property
- 7 Bedrooms/4 bathrooms/5 reception rooms/2 kitchens
- Approx 1 acre of gardens and grounds
- Beautiful rural location with views
- Off road parking for several vehicles
- Ideal multi-generational living accommodation



STEP INSIDE



Entering through the charming stone porch, you are welcomed into an entrance area with a convenient cloakroom. Glazed doors open into a sitting room, where a flagstone floor and a fireplace with a log-burning stove create a warm atmosphere.

From here, the home flows into the spacious dining room which is enhanced by exposed beams and continued flagstone flooring. This room provides access to the adjoining accommodation, as well as the kitchen and the rear reception hallway.

The kitchen is fitted with stainless steel storage units and is complemented by a practical utility room. The rear reception hallway, which also benefits from direct access to the garden, features a staircase leading to the first floor.

The principal reception room is an impressive rear-facing space, enjoying views across the gardens. High ceilings and wooden flooring enhance the sense of space, while wooden cabinetry flanks the fireplace to either side.

Ascending to the first floor, the principal bedroom is a generously proportioned room, enjoying elevated countryside views extending towards the estuary. Character features include high ceilings and wooden flooring, the bedroom benefits from an en-suite shower room.

A spacious study area is located off the adjoining landing, offering excellent flexibility as a home office, reading room, or additional living space. Completing the first floor are two further bedrooms and a shower room, fitted with a three-piece suite, including an adapted walk-in shower enclosure.

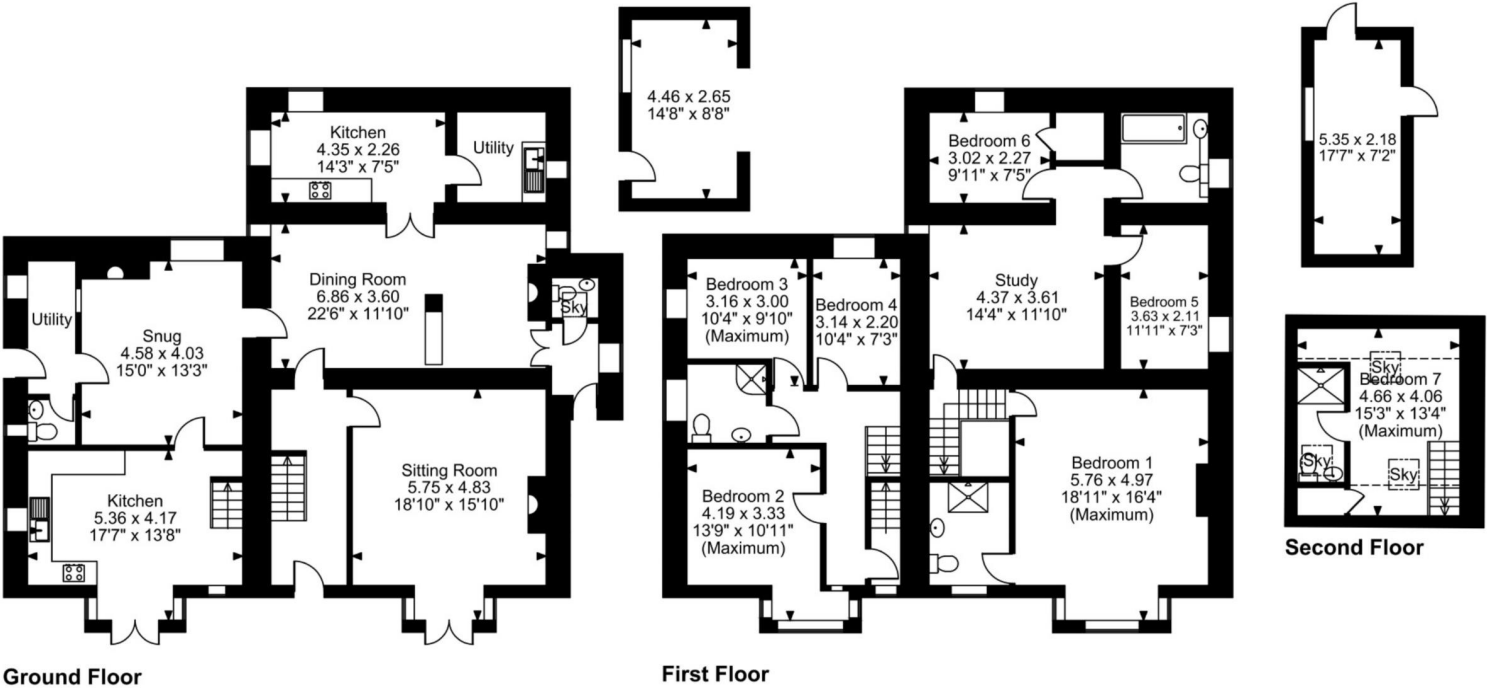
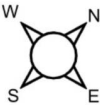
Whitehall, Common-Y-Coed Magor, Caldicot

Approximate Gross Internal Area

Main House = 3036 Sq Ft/282 Sq M

Outbuilding = 253 Sq Ft/23 Sq M

Total = 3289 Sq Ft/305 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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As previously mentioned, the property is currently arranged to provide two interconnected living spaces, making it ideal for multi-generational living or those seeking flexible accommodation. This additional section can be accessed independently via its own entrance or internally through the main house.

At its heart is a well-appointed kitchen, fitted with a range of base and wall-mounted units, complemented by wooden flooring and a selection of integrated appliances. We are advised that the American-style fridge freezer will remain as part of the sale.

A staircase rises from the kitchen to the first floor, while an opening leads into the spacious rear-facing living room. This inviting reception space enjoys lovely views over the gardens and is centred around an impressive fireplace incorporating a wood-burning stove, creating a warm and welcoming focal point.

To the rear of the property, a practical lobby provides access to a cloakroom, utility area, and a door opening directly onto the rear garden, adding further convenience for day-to-day living.

The first floor offers three further well-proportioned bedrooms, each enjoying attractive views across the gardens. These are served by a shower room, fitted with a three-piece suite, including an oversized walk-in shower enclosure.

Completing the accommodation is a versatile attic room, currently utilised as a seventh bedroom. Naturally illuminated by Velux windows, this room also benefits from its own en-suite shower room, making it ideal as a guest suite or flexible additional living space.

STEP OUTSIDE



Stepping outside, Whitehall is set within approximately one acre of established gardens and grounds, bordered by mature natural hedging that creates a wonderful sense of privacy while attracting an abundance of local wildlife.

The gardens wrap gracefully around the property, offering a delightful combination of terraces, courtyards, and thoughtfully positioned seating areas, providing the perfect spaces to relax, entertain, or simply enjoy the peaceful surroundings throughout the day.

A variety of mature trees, including established fruit trees, enhance the landscape, while the elevated position captures far-reaching views across the surrounding countryside, extending towards the estuary.

A private driveway provides ample off-road parking for several vehicles, and a selection of useful outbuildings offers excellent external storage, further enhancing the property's practicality and versatility.

Altogether, Whitehall presents a unique opportunity to acquire a characterful and exceptionally versatile home in a truly idyllic setting, combining period charm, generous living space, and outstanding outdoor surroundings.

AGENTS NOTE:

LPG heating. Private drainage. Bat port to the attic.

INFORMATION

Postcode: NP26 3AX

Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: E





DIRECTIONS

What3words: observer.animator.thinkers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	45	72
EU Directive 2002/91/EC		

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