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Langstone House Back Road, Catbrook Chepstow

offers in the region of £595,000
EPC: F Council Tax: H

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About the property

Beautifully positioned on the edge of the sought-after village of Catbrook in Monmouthshire, this distinguished stone-built period residence, dating from 1893, has been thoughtfully and sensitively extended to provide refined accommodation rich in character and elegance.

The property offers two generous south-facing reception rooms, each opening via French doors onto the garden, creating a seamless connection between indoor and outdoor living. At its heart lies an impressive open-plan kitchen and family room, enhanced by two wood-burning stoves, ideal for both everyday living and entertaining. Accommodation comprises four well-proportioned bedrooms, including an attractive principal suite, together with a family bathroom.

The level, south-facing gardens are beautifully landscaped and feature a variety of mature trees, established shrubs and fruit trees, providing a tranquil and private setting.

Enjoying a peaceful position within an Area of Outstanding Natural Beauty, the property is nevertheless conveniently located for access to the A40 and M4, offering excellent connectivity to Cardiff, Bristol and beyond.

Accommodation

Location

Perfectly positioned for access to the A40 and M4 motorway network, the property allows effortless commuting to Cardiff and Bristol, while its setting within miles of unspoilt countryside, designated as an Area of Outstanding Natural Beauty, ensures a tranquil rural lifestyle.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

Hallway

Enter into hallway. Doors to study, sitting room, WC and living room. Stairs to first floor. Wood parquet flooring. Two radiators. Double doors to storage cupboard.

Wc

Comprising close coupled WC and wash hand basin set in vanity unit. Opaque UPVC double glazed window to rear elevation. Ceramic tile flooring. Wall cupboards.

Study

17' max into bay x 14' 1" (5.18m max into bay x 4.29m)
UPVC double glazed bay window to front elevation. Radiator. UPVC double glazed French doors garden. Built in cupboards and shelving.





Sitting Room

18' 7" max x 16' 11" (5.66m max x 5.16m)
Stripped and stained wood flooring. Radiator. Feature fireplace. UPVC double glazed French doors to garden. Dado rail. Radiator.

Living Room

21' 8" x 16' 11" (6.60m x 5.16m)
Feature fireplace. UPVC double glazed window to front elevation. Parquet wood flooring. Radiator. Open to kitchen.

Kitchen

12' 4" x 12' (3.76m x 3.66m)
The kitchen is well appointed with a comprehensive range of base and wall units, complemented by laminate work surfaces incorporating a sink and drainer. Ceramic tiled flooring adds both practicality and style, while a UPVC double-glazed window provides natural light. There is also a wood burning stove. The kitchen opens seamlessly into the adjoining utility room, enhancing everyday convenience.



Utility Room

10' 11" x 7' 8" (3.33m x 2.34m)
Fitted with base units with laminate worktop incorporating a stainless steel sink and drainer, Wall cupboards. Tiled splashbacks. Ceramic tile flooring. Storage cupboard. Double doors to larder with shelving and storage. UPVC double glazed windows. UPVC double glazed door.

First Floor Landing

UPVC double glazed window to front elevation. Radiator. Doors to bedrooms and bathroom. Access to loft, Two radiators. Door to storage cupboard. Door to airing cupboard housing hot water cylinder.

Bedroom One

16' 11" x 12' 5" (5.16m x 3.78m)
UPVC double glazed window to side with pleasant views. Radiator. Fitted wardrobes. Glazed door to ensuite.

Ensuite

Comprising bath, close coupled WC, bidet and pedestal wash hand basin. Tiled splashbacks. Radiator. Opaque UPVC double glazed window.



Bedroom Two

11' 11" x 14' 2" (3.63m x 4.32m)
UPVC double glazed window over looking the garden. Radiator. High level picture.

Bedroom Three

12' 4" x 11' 11" (3.76m x 3.63m)
UPVC double glazed window to side elevation. Radiator.

Bedroom Four

11' 11" x 8' (3.63m x 2.44m)
UPVC double glazed window. Radiator. Fitted storage cupboards.

Outside

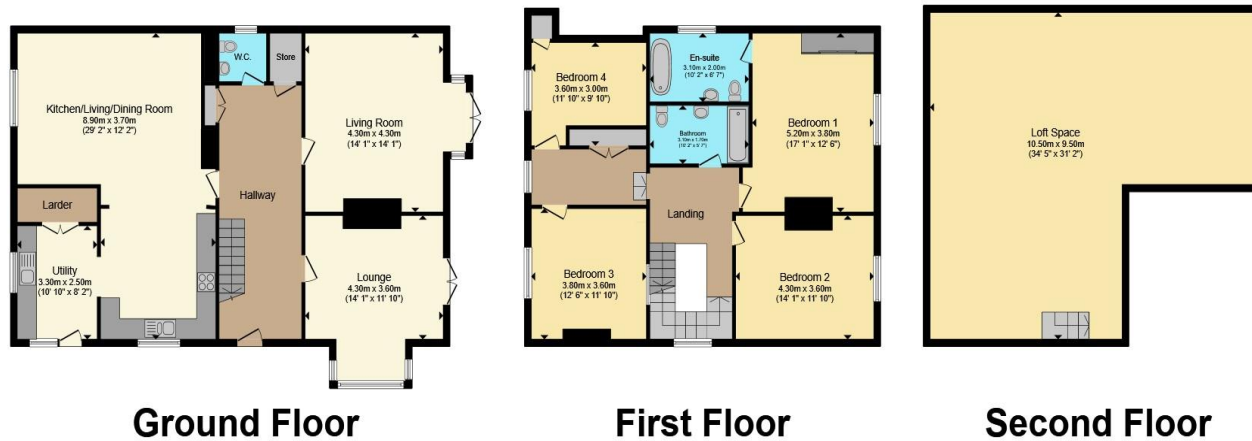
The property benefits from exceptionally generous enclosed gardens, predominantly laid to lawn and enhanced by an attractive selection of mature trees, creating a private and tranquil outdoor setting.





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Total floor area 296.7 m² (3,194 sq.ft.) approx

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