

Quay House Brockweir, Chepstow



ROSCOE ROGERS KNIGHT
Town and country properties



Quay House

Brockweir, Chepstow

Rich in history and occupying an idyllic riverside position within an Area of Outstanding Natural Beauty, this iconic three/quarter bedroom home enjoys breathtaking views across the Wye Valley and surrounding rolling countryside. Offering spacious and versatile split-level accommodation arranged over three floors, the property benefits from high levels of natural light and boasts a wealth of original character and period features. Outside, there is an extensive level garden and off-road parking for multiple vehicles. Offered for sale with no onward chain.

Occupying a prime position in the desirable village of Brockweir, the property is at the heart of a thriving community. Village amenities include a community-run shop and café, a children's play park, and a community-owned pub, which is due to reopen soon. Situated on the Offa's Dyke Path, the area is renowned for its spectacular walking routes, including nationally recognised trails, as well as excellent mountain biking opportunities.

Built in 1785, Quay House was originally the home of the local ferryman. Traditionally constructed of stone beneath a pitched tiled roof, the property features wooden-framed sash windows (some with secondary glazing) and wooden doors. Internally, there is a wealth of period charm, with high vaulted ceilings, exposed beams and stonework, original stone archways, three wood-burning stoves, sectional radiators, vertically boarded doors, and a combination of ceramic tiled, oak-boarded, and carpeted flooring. An oil-fired boiler provides domestic hot water and central heating throughout.

The main entrance to the property is from the private parking area, through a wooden gate and along a winding garden pathway to a raised patio. From here, a pair of glazed doors open into:

OPEN PLAN KITCHEN/DINING ROOM: 8.22m x 3.72m (26'12" x 12'2")

An incredibly bright room set over two levels with a high vaulted ceiling, a skylight, and dual-aspect windows to the front and side elevations with views across the garden and the River Wye. Feature wood-burning stove set on a raised brick hearth with a tall flue. A bespoke fitted kitchen with an L-shaped solid wood worktop. Inset porcelain twin-bowl sink with tiled splashback surround and four-ring gas hob with an integrated Smeg oven below. Space for a fridge and freezer. Bespoke fitted display shelving along one wall. From the dining area, through a stone archway and downstairs to:





CELLAR/LOWER GROUND FLOOR:

ROOM ONE: 9.35m x 5.00m (30'8" x 16'5"): Window to the front and window and external door to the side. Stone inglenook fireplace with oak mantel over, housing a multi-fuel burner set on a raised stone hearth. Understairs storage. Consumer unit at high level. Opening into: **ROOM TWO: 5.37m x 3.70m (17'7" x 12'2"):** Window to the side and external door to the rear, accessing the rear patio. Raised plinth with space and plumbing for a washing machine and tumble dryer. Original bread oven.

From the dining area, through an archway and up steps to:

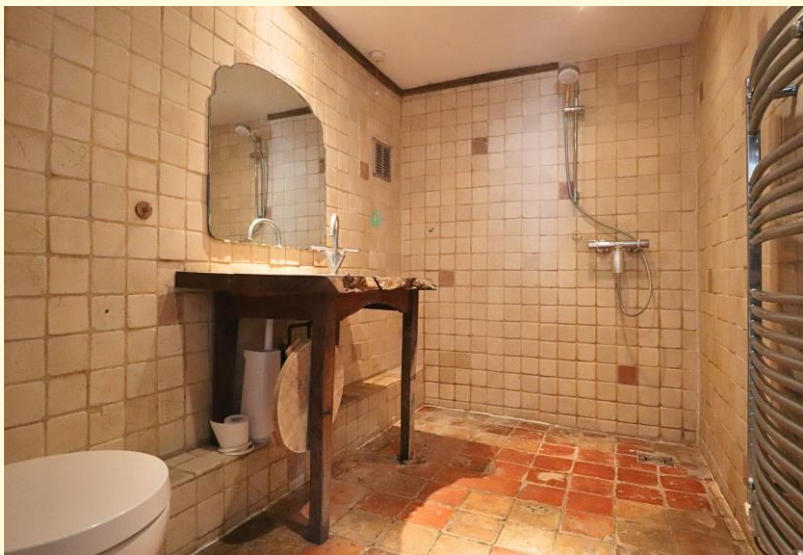
LIVING ROOM: 4.30m x 6.25m (14'1" x 20'6")

A generously proportioned principal reception room with windows to the side and a feature large bay window to the front, enjoying stunning views of the river and Brockweir Bridge. Multi-fuel burner set on a stone hearth. Turning staircase rising to the first floor. Door into:



WET ROOM:

Suite comprising a corner-set low-level WC, bespoke wooden washstand with inset vanity basin, and shower with adjustable chrome rail and mixer valve. Chrome ladder-style radiator. Extractor fan at high level. From the living room, opening into:



STUDY: 3.17m x 2.94m (10'5" x 9'8")

Window to the side elevation. Arched opening and step down to:

BEDROOM THREE: 5.33m x 3.66m (17'6" x 12'0")

Dual-aspect windows to the rear and side elevations. Fitted wardrobe housing the hot water cylinder, with hanging rail, shelving, and ample storage. Loft access hatch.



LIBRARY/BEDROOM FOUR:

With a high vaulted ceiling and skylight. Window to the side and external stable door to the rear with steps leading down to the rear patio. From the living area, a turning staircase with wooden balustrading and squared newel posts rises to:



FIRST FLOOR LANDING:

Loft access hatch. Doors to the following:



BEDROOM ONE: 5.13m x 3.17m (16'10" x 10'5")

A generous principal bedroom enjoying a delightful outlook, with triple-aspect windows offering attractive views of the river and Brockweir Bridge.



FAMILY BATHROOM:

Window to the side. Suite comprising a low-level WC, pedestal wash basin, and bath with wooden-panelled front and central mixer taps. Ladder-style radiator. Reclaimed wood panelling to two walls.



BEDROOM TWO: 5.18m x 2.74m (16'12" x 8'12")

Dual-aspect windows to the sides with garden and village views.



OUTSIDE:

The property is approached via a country lane leading to a large parking area with space for multiple vehicles. To one side, there is scope to create an additional hardstanding, ideal for a motorhome, caravan, or recreational vehicle. The gardens are mainly laid to lawn and extend to the front and side of the house, with well-stocked herbaceous borders providing seasonal interest. A variety of fruit trees are interspersed throughout the garden, along with raised beds offering an excellent opportunity for those with an interest in gardening. A mature weeping willow is positioned in one corner of the garden. Adjoining the kitchen is a raised patio and seating area, which takes full advantage of the property's riverside setting and enjoys fine views across the Wye Valley. This provides an ideal space for outdoor dining and entertaining. To the rear, there is an adjoining stone outbuilding, ideal for storage, and a further terrace with steps leading up to the library.



BOAT ROOM: 3.70m x 13.90m (12'2" x 45'7")

Restricted head height. Accessed via an external wooden door and housing the waste composting tank. Ample storage. Power and light.

AGENT'S NOTE:

Tidal flooding remains a consideration given the property's proximity to the river. However, it is worth noting that there are flood defences in the basement.

SERVICES:

Mains electricity and water. Oil-fired central heating system and private drainage. Council Tax Band G. EPC Rating F.

DIRECTIONS:

From Monmouth, take the A466 Wye Valley Road towards Chepstow, passing through Redbrook, over Bigsweir Bridge and through the village of Llandogo. Approximately one mile beyond the village, after a straight stretch of road, turn left over Brockweir Bridge. Turn immediately left after the bridge, and the driveway to Quay House can be found a short distance along on the right.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

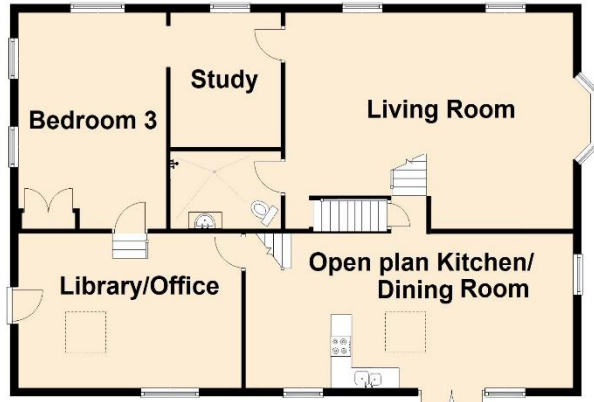
TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £665,000

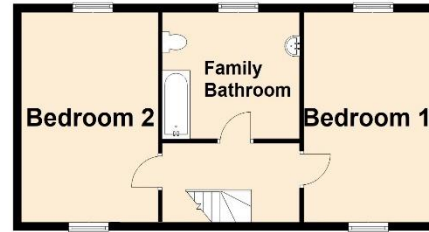


Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596



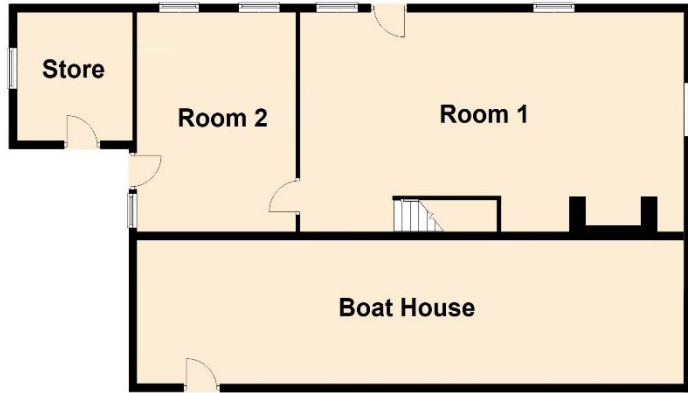


Approx. 127.7 sq. metres (1374.9 sq. feet)



Approx. 52.7 sq. metres (566.9 sq. feet)

Total area: approx. 291.8 sq. metres (3140.9 sq. feet)



Approx. 111.4 sq. metres (1199.1 sq. feet)

