

Brockweir Lodge

Underhill, Brockweir, The Wye Valley



ROSCOE ROGERS KNIGHT
Town and country properties



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Located in a truly idyllic rural location in the heart of the Wye Valley and within easy reach of major road networks, is this elegant 6-bedroom country residence with a stunning elevated aspect and outstanding views. Enjoying a sunny southwest facing aspect, the property is nestled within approximately 6.62 acres of extensive grounds with paddocks, woodland, formal gardens, sun terraces and an all-weather fenced tennis court. Private sweeping driveway, detached triple garage and a stable/coach house with potential for conversion.

The property is traditionally constructed in stone and brick with inset mainly original wooden sash windows and wooden doors set under pitched tiled roofs with ornate facias and barge boards. Sympathetically updated whilst retaining its wealth of character and original features. Other internal features include marble and cast-iron fireplaces, ceiling roses, moulded skirting boards and architraves, low voltage downlighters, picture and dado rails, wooden panelled and part glazed doors and a combination of hardwood, tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout with underfloor heating to the open plan kitchen/dining room.

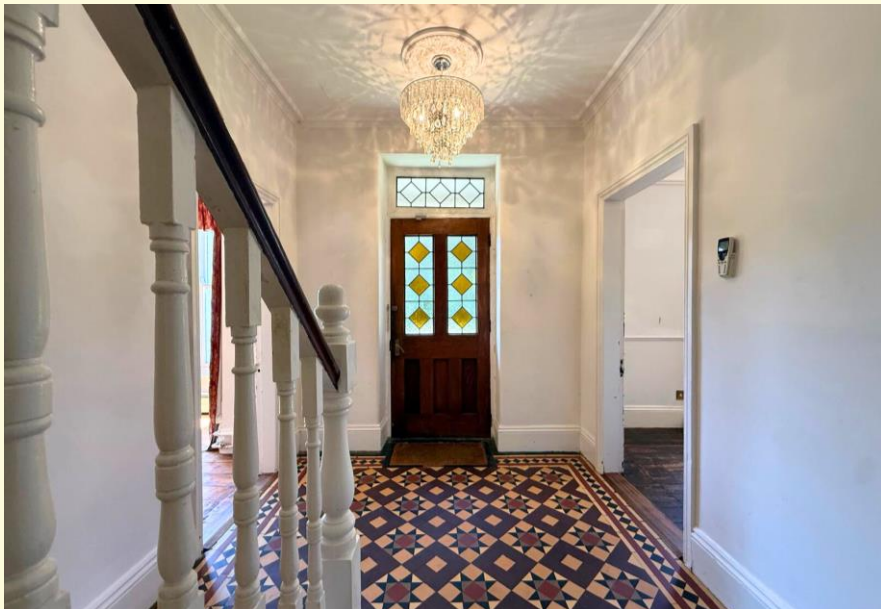
The property is approached from the front garden, under a feature portico entrance with timber supports and through a part glazed door with stained glass panel into:

RECEPTION HALL: 4.25m x 2.40m (13'11" x 7'10")

Feature hardwood staircase with turned newel posts and balustrading to the upper floors. Original Victorian patterned tiled flooring. Doors into the following;

LIVING ROOM: 4.40m x 4.55m (14'5" x 14'11")

Protruding bay window to front with beautiful views across the Wye Valley. Feature marble fireplace with complementary mantel set on a raised slate hearth.



DINING/RECEPTION ROOM: 7.68m x 3.62m (25'2" x 11'11") reducing to 3.07 (10'1")

Protruding bay window with attractive garden views to front and large bay window to side. Feature marble fireplace with complementary mantel set on a raised slate hearth. Recessed ornate display shelving with cabinets set under. Door into;



INNER LOBBY:

Under stairs storage cupboard. Opening into:

OPEN PLAN KITCHEN/LIVING ROOM:

An extensive open plan principal reception room with dual aspect windows to side and back, a feature central atrium roof light and a pair of French doors to the side.





LIVING AREA: 5.58m x 2.98m (18'4" x 9'9")

Wood burner set on a raised plinth. Wide openings full and half height into:

KITCHEN AREA: 7.27m x 2.98m (23'10" x 9'9")

Laminate worktops along three walls with inset white enamel one and half bowl sink and side drainer. An extensive range of hand painted wooden panelled cupboards and drawers set under with dishwasher. Tiled recess housing stainless steel cooking range with 3 ovens and ceramic hob with ornate wooden surround and supports. Complementary wall mounted cabinets. Opening into walk-in pantry with ample storage and space for American style fridge/freezer. New consumer unit at high level. Door into:

LAUNDRY ROOM:

Window to back. Worktop along one wall with inset stainless-steel sink and side drainer. Cupboard set under with washing machine/tumble dryer. Airing cupboard with full height wooden slatted shelving. Door into;

UTILITY ROOM:

Part glazed external door accessing garden. Worktop along one wall with space and plumbing set under for washing machine/tumble dryer. Door into;

SHOWER ROOM:

Frosted window to back. A white suite comprising a low-level WC, wash hand basin and fully tiled shower enclosure with mixer valve.

From entrance hallway up stairs to:

SPLIT-LEVEL FIRST FLOOR LANDING:

Window to front with exceptional views across the Wye Valley and surrounding woodland. Hardwood staircase with turned newel posts and balustrading up to second floor landing. Doors into the following;



BEDROOM ONE: 4.58m x 4.41m (15'0" x 14'6")

A generous principal reception room with protruding bay window to front enjoying far reaching views. Victorian fireplace with mantel over. Door into;



EN-SUITE SHOWER ROOM:

A white suite comprising a low-level WC, pedestal wash basin and fully tiled double shower enclosure with mixer valve. Cupboard housing newly fitted water tank. Underfloor heating.



BEDROOM TWO: 3.40m x 3.10m (11'2" x 10'2")

Window to back.



FAMILY BATHROOM:

Windows to back. A white suite comprising a low-level WC.



BEDROOM THREE: 3.43m x 3.06m (11'3" x 10'0") reducing to 2.10m (6'11")

Window to side with pretty garden views. Victorian fireplace and mantel.



BEDROOM FOUR: 3.93m x 3.60m (12'11" x 11'10")

Window to front with glorious views.

From first floor landing upstairs to:

SECOND FLOOR GALLERIED LANDING:

Raked ceiling with exposed beams and Velux roof light.



BEDROOM FIVE: 7.70m (max) x 4.45m (max) (25'3" x 14'7")

Raked ceiling with dormer window to front and window to side enjoying stunning views.



Asking price of £1,199,000

BEDROOM SIX: 6.52m x 3.55m (21'5" x 11'8")

Raked ceiling Velux skylight and window to side.

SHOWER ROOM:

Raked ceiling with Velux roof light. White suite comprising a low-level WC, pedestal wash basin and corner shower enclosure with mixer valve. Under floor heating.

OUTSIDE:

Set behind a five-bar wooden gate, a private sweeping driveway leads to a gravelled parking/turning area with space for multiple vehicles. The grounds are mainly set to the sides and front of the property, stone retaining walls and planted borders. Set behind is an attractive mature woodland with ornamental low-level walls natural meandering pathways. A flagstone path wraps around the perimeter of the property and adjoining the kitchen are steps up to a raised barbeque terrace creating an ideal space for alfresco dining and entertaining. Set in the corner is a small stone outbuilding ideal for garden storage. Located on the other side of the house, behind laurel hedging and accessed via a flight of steps is another charming stone outbuilding.

TRIPLE GARAGE: 8.89m x 6.45m (29'2" x 21'2")

Traditionally constructed with a painted rendered exterior with ornate fascias and a pitched slate roof. Double and a single automated up and over garage doors with window to side and ledged and braced door to back. Power and light.

STABLES/COACH HOUSE: 7.07m x 3.67m (23'2" x 12'0")

Window to front and door and windows to first floor under pitched slate roof. Original fireplace, exposed timber joists and floorboards. Concrete yard to the front and fenced grassed area. Lean-to log store. The all-weather tennis court is set down to the front of the property professionally constructed with high fencing. Boundaries are a combination of stone walls and post and rail fencing.

SERVICES:

Mains electric and water. Oil fired central heating system and private drainage system. Council Tax Band G. EPC Rating E.

DIRECTIONS:

From Monmouth, take the A466 Wye Valley Road towards Chepstow passing through Redbrook, over Bigsweir Bridge and through the village of Llandogo. After approximately a mile after a straight stretch of the road, turn left over Brockweir Bridge. Turn left in front of the old Pub along Underhill Lane, keeping right at the fork in the road and after approximately a mile you will see the house sign and the driveway to your left.

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.

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