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HOUSE & HOME  
PROPERTY AGENTS



## Ballan Cottage Off Walnut Grove

Portskewett, Caldicot, NP26 5UN

No onward chain £420,000



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## Description

Nestled in a desirable semi-rural setting on the outskirts of the charming hamlet of Crick, Ballan Cottage offers a detached home. The property is set over two floors, featuring a living room, a stylish kitchen breakfast room with a modern shaker-style kitchen, a versatile dining room/bedroom, and a family bathroom on the ground floor. Upstairs, there are four bedrooms providing ample space for the whole family.

Outside, the property boasts a spacious detached garage with a remote electric door, along with plenty of parking space and mature gardens. Crick is conveniently situated along the A48, just a short drive from the towns of Caldicot and Chepstow, both of which offer a variety of amenities and excellent junior and comprehensive schooling options.

Residents of Crick can easily access bus and rail links in Chepstow, as well as major motorway networks, bringing the larger towns and cities within commuting distance.

## Living Room

24'05 max to recess x 11'05 (7.44m max to recess x 3.48m)

Approached via UPVC double glazed and panelled door. Coving. Dado rail. Feature fireplace with warm air electric heater. Wood effect flooring. Panelled radiator. Two UPVC double glazed windows to front elevation. Door to inner hallway leading to frost floor landing. Door to Kitchen dining room.

## Kitchen Dining room

22'08 max x 8'11 max (6.91m max x 2.72m max)  
Fitted with a matching range of shaker style base and

eye level storage units all with wood effect work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in electric oven with four ring electric hob over with tile splash back. Plumbing and space for automatic washing machine. Cupboard housing wall mounted gas combination boiler. Understairs cupboard. Tiled floor. Panelled radiator. UPVC double glazed windows to rear and side elevations. UPVC double glazed and panelled stable door to rear. Door to inner hallway leading to first floor landing. Door to inner hallways.

## Inner Hallway

Access to loft inspection point. Coving. Wooden flooring. Panelled radiator. Doors off.

## Bedroom/Dining Room

15'10 x 10'06 (4.83m x 3.20m)

Panelled radiator. Two UPVC double glazed windows to front elevation.

## Bathroom

10'09 x 8'06 (3.28m x 2.59m)

Coving. Low level W.C. Pedestal wash hand basin with mixer tap. Corner bath with mixer tap. Step in enclosure with electric shower. Useful storage area. part tiling walls. Tiled floor. Panelled radiator. Opaque UPVC double glazed window to rear elevation.

## First Floor Stairs and Landing

Glazed and panelled door to side elevation. Stairs to first floor landing with doors off.

## Bedroom One

13'11 max x 12'05 max (4.24m max x 3.78m max)

Panelled radiator. Two UPVC double glazed windows to front elevation.

## Bedroom Two

12'05 x 9'09 (3.78m x 2.97m)

Panelled radiator. UPVC double glazed windows to front elevation.

## Bedroom Three

9'06 x 9'01 (2.90m x 2.77m)

Panelled radiator. UPVC double glazed windows to rear elevation.

## Bedroom Four

13'03 x 5'08 (4.04m x 1.73m)

Panelled radiator. UPVC double glazed windows to rear elevation.

## Garage and Parking

25'07 max x 15'01 max (7.80m max x 4.60m max)

Remote electric door. Power points and lighting. Window to side door to rear. Ample parking to front and side for several vehicles.

## Gardens

Ballan Cottage boast lush, mature gardens at both the front and rear of the property, featuring level lawns as the main focal point. The landscape is adorned with a diverse array of well-established hedges, shrubs, and

trees that add character and charm to the garden. Additionally, there are well maintained beds and borders that further enhance the natural beauty of the surroundings.

## Services

Mains Gas. Mains Electricity. Private Drainage/Septic Tank.

## Material Information

Construction type.

We are informed the original cottage is stone and the extension is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>

## Council Tax Band - G

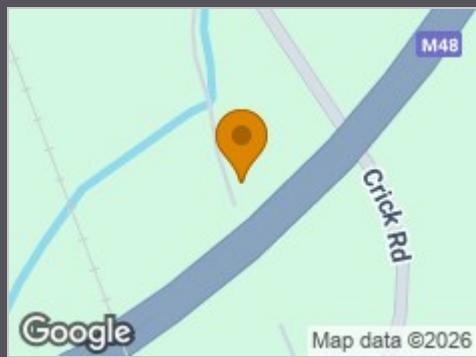
## Tenure - Freehold

## Directions

From Chepstow, proceed along the A48 in the direction of Crick. Take the first left turn just past Crick Nursing Home and then take the next right into Walnut Grove. You will see a single track lane immediately on the left hand side, take this lane and you will find Ballan House at the end of this lane on the left hand side.



## Road Map



## Hybrid Map



## Terrain Map



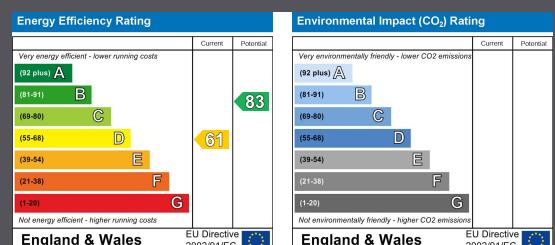
## Floor Plan



## 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



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