



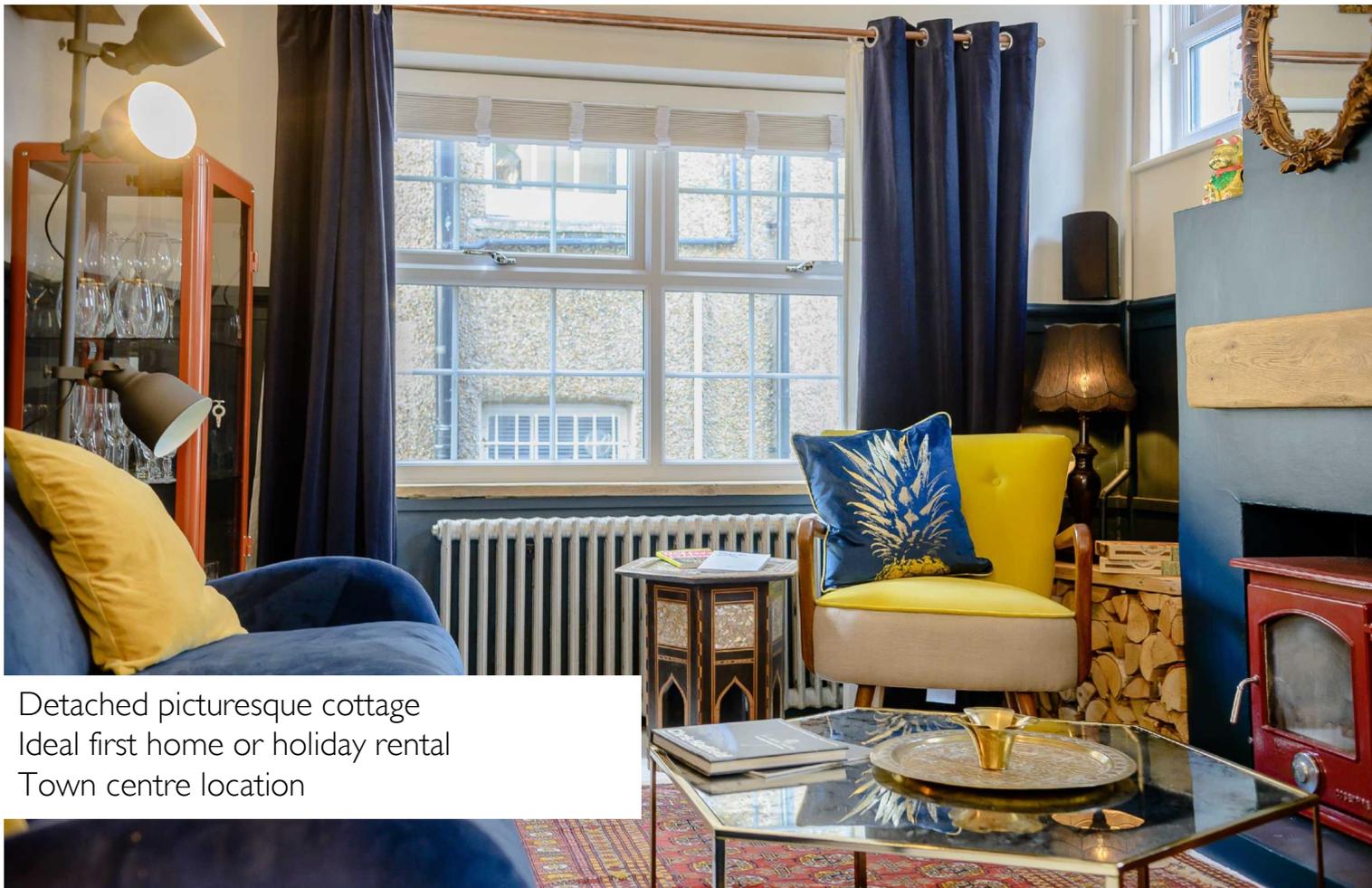
CHEPSTOW

Guide price **£250,000**



PINEAPPLE COTTAGE

6 Hocker Hill Street, Chepstow, Monmouthshire NP16 5ER



Detached picturesque cottage
Ideal first home or holiday rental
Town centre location

This quaint and picturesque detached cottage property is located off the old cobbled street of Hocker Hill and is set amidst a variety of 18th and 19th century buildings. 6 Hocker Hill Street reputedly dates back to c.1650 and is said to be one of the oldest inhabited properties in Chepstow. It has been completely and sympathetically refurbished by the vendor who has taken great care to maintain its character and charm.

Set at the lower end of Chepstow High Street and within walking distance of pubs, shops, restaurants, leisure centre, bus, road and rail links. The refurbishments include rewiring throughout, new plastering, double glazed windows and central heating boiler.

Approaching the property, you are greeted by a wooden door leading to a shared pathway, guiding you to the double-glazed front door and the charming private courtyard garden.

The property features solid wood floors throughout the ground floor, creating a warm practical and inviting atmosphere.

A delightful addition to the property and located in the living room is the wood-burning stove set in a feature fireplace with a beam over, which not only adds a cosy and charming element but also creates a warm and inviting atmosphere.

Preserving many original features enhances the property's character and historical charm, providing a unique and appealing living space.

A well-equipped and stylish space, granite worktops and Belfast sink add a touch of luxury to the kitchen, while the built-in electric oven and four-ring gas hob provide practicality for cooking.

The integrated slim-line dishwasher enhances convenience, and there's even space for an upright fridge/freezer. The inclusion of a Logic Ideal combination boiler ensures a reliable supply of gas central heating and hot water. It seems like a thoughtfully designed and functional kitchen.

Ascending to the first floor, you'll be greeted by a double bedroom that overlooks the cobbled street, offering a charming view. The second double bedroom is cleverly hidden behind a wardrobe on the landing, creating an unusual and quirky layout.

The stylish shower room has been lavished with a traditional sink and toilet, adding further character to the home and making it a unique and appealing space.

The stylish shower room has been lavished with a Kohler Marrakesh basin, marble top vanity unit and high-level WC adding further character to the home and making it a unique and appealing space.

The property has been used as a successful short-term holiday rental with three years of trading. More information can be shared upon request.

Guide price
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KEY FEATURES

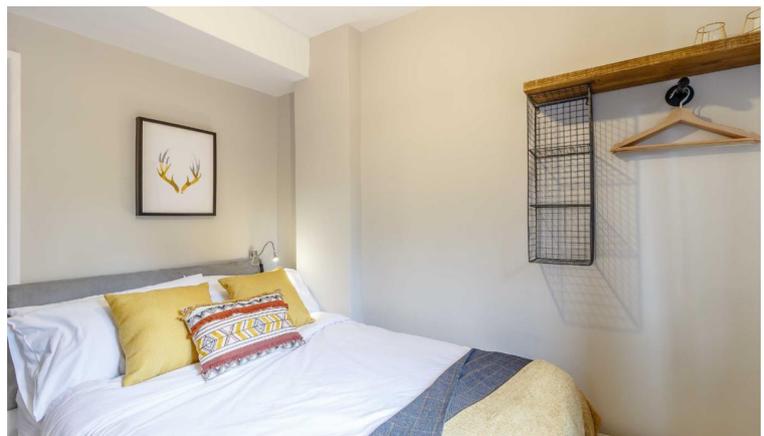
- Picturesque detached cottage property
- Ideal first home or holiday rental
- Refurbished throughout
- Small courtyard garden
- Located just off Chepstow High Street
- Solid wood floors throughout ground floor



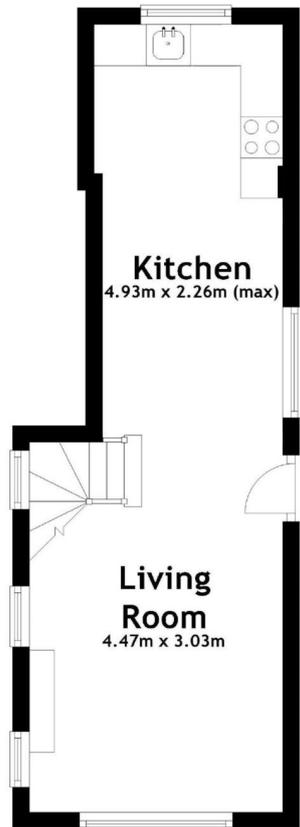
Approached via shared and secure pathway through gate into small courtyard garden with decking. A private area with overhead lighting and infrared patio heater ideal for barbecues or to sit and relax.

AGENT'S NOTE

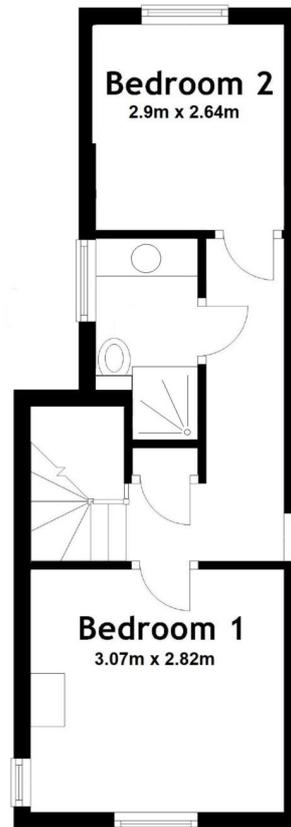
This property is owned by a 'connected person' at Archer & Co.



Ground Floor

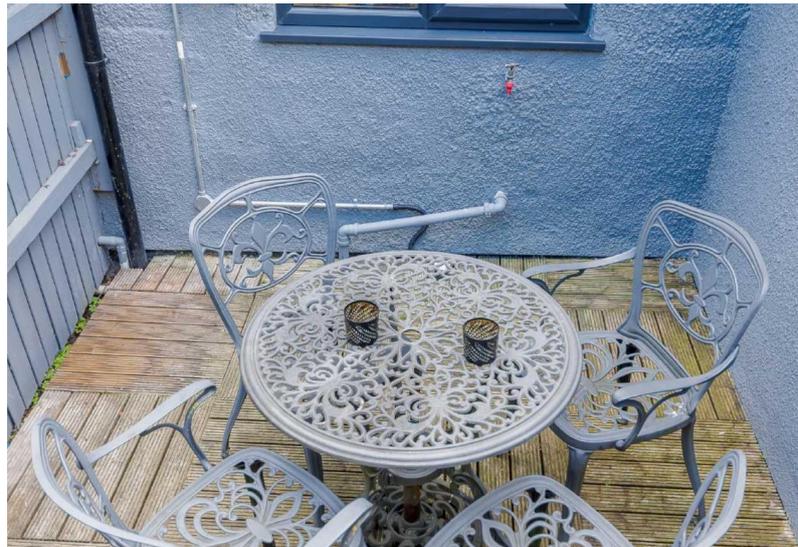


First Floor



DIRECTIONS

From our Chepstow office proceed on foot down Bank Street in the Town Centre, passing HSBC Bank and onto the cobbled Hocker Hill Street where you will find the property on the left hand side.



INFORMATION

Postcode: NP16 5ER
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		81
(81-91)	C		
(69-80)	D		
(55-68)	E	52	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
01291 626262
chepstow@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.