



# BROCKWEIR

Guide price **£350,000**



# BIRDS ORCHARD

Brockweir, Monmouthshire NP16 7PE



Charming detached two bedroom cottage  
Idyllic semi rural location  
Superb countryside views

This charming two bedroom cottage retains many original features and is in need of renovation.

The current owners have obtained planning permission for the property to be extended two storeys on the front and rear, converting it into a four bedroom family home.

The property is situated in a secluded and idyllic semi rural location on the edge of the popular village of Brockweir which has existed since at least the 13th Century and enjoys the traditional village life together with the Village Shop which is within walking distance and is staffed by local volunteers.

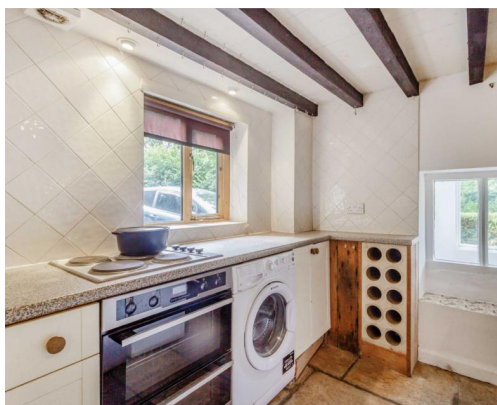


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### KEY FEATURES

- Detached cottage in need of renovation
- Planning Permission granted for extension
- Magnificent views over open countryside and River Wye
- Edge of the popular village of Brockweir
- Good sized gardens and ample off road parking
- Retains many original features including exposed beams



# STEP INSIDE



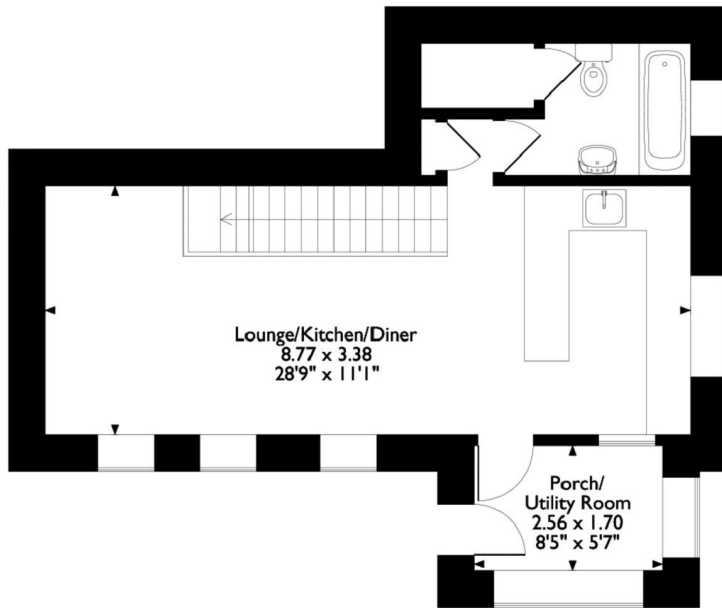
The surrounding countryside overlooking the renowned and beautiful Wye Valley and River Wye offers a wealth of outdoor pursuits to include walking along the plethora of footpaths which take in the magnificent views, climbing, caving, rowing, riding to name but a few.

The town of Chepstow is approximately 6.5 miles distant offering further amenities to include shops, restaurants, wine bars, pubs, leisure facilities, schools, rail links etc and easy onward commuting to Bristol and London to the east and Newport and Cardiff to the west.

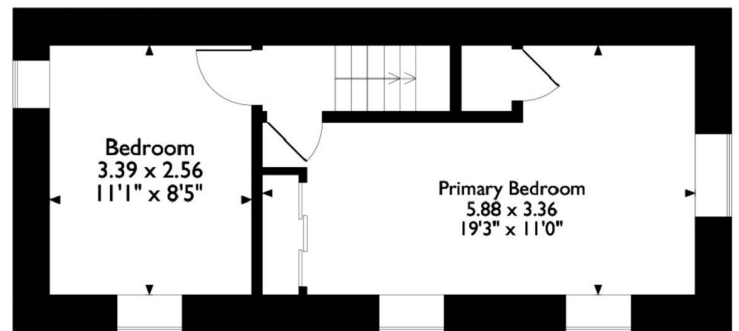
You enter the property into a large porch come boot room.

A door leads Through to an open plan living room/living/dining area and kitchen with Flagstone floor, exposed beams and working fireplace.

## Approximate Gross Internal Area 71 Sq M/764 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The kitchen area is fitted with a range of base units with worktops, under counter space for fridge and freezer, plumbing for automatic washing machine, sink unit with mixer tap, wine storage, stoves double oven, 4-ring electric hob, pan drawers.

There is a ground floor bathroom comprising bath with shower over, low level wc., pedestal wash hand basin, airing cupboard housing oil fired central heating boiler.

On the first floor there are two bedrooms with exposed purlins and views over the Wye Valley.

# STEP OUTSIDE



The idyllic and private gardens are a real feature of this cottage offering peace and tranquillity with truly spectacular views over open countryside and the River Wye. They have been thoughtfully landscaped to make the most of the setting and boast fruit trees, vegetable beds, mature trees and shrubs. There is a very attractive natural waterfall feature at the lower end of the garden which runs into an underground stream which would make the perfect location to sit on a Summer's evening and delight in the spectacular surroundings, views and local bird/wildlife which visit the garden. Outbuildings include shed and lean-to shed. To the front there is ample parking for 2/3 cars with nature stone boundary wall.

#### AGENTS NOTE:

There is granted planning permission for erection of a two storey side and front extension. Addition of a second storey extension to the rear. Demolition of existing porch. (P1613/20/FUL)

#### INFORMATION

Postcode: NP16 7PE

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: F





## DIRECTIONS

From Chepstow take the A466 Wye Valley Road. Continue past Tintern Village for approximately a mile and take the right turn for Brockweir and cross the bridge over the River Wye into the village. Take the second turning left and continue along this lane for approximately half a mile and the property can be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		108
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-10) <b>G</b>		
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



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