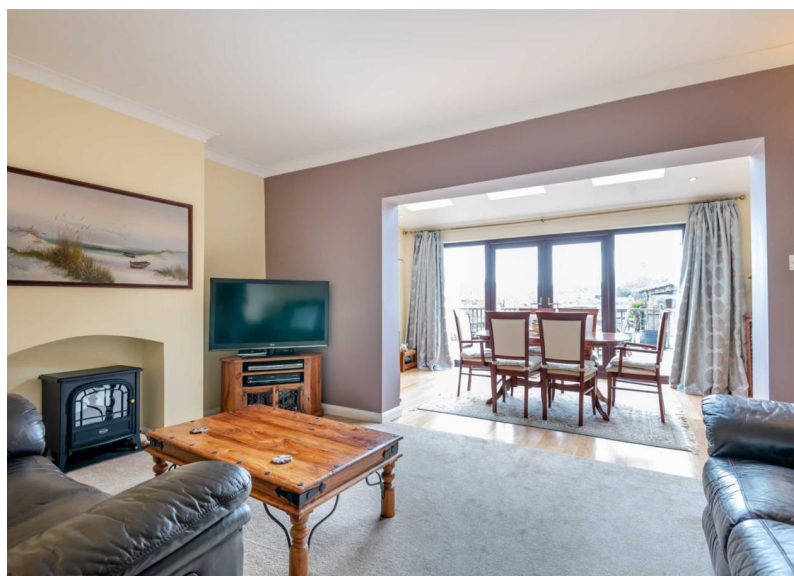
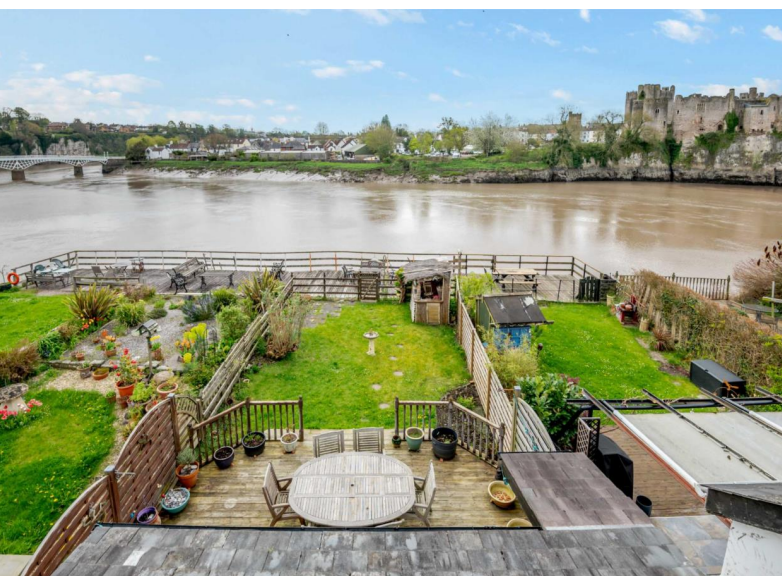




CHEPSTOW

Guide price **£460,000**



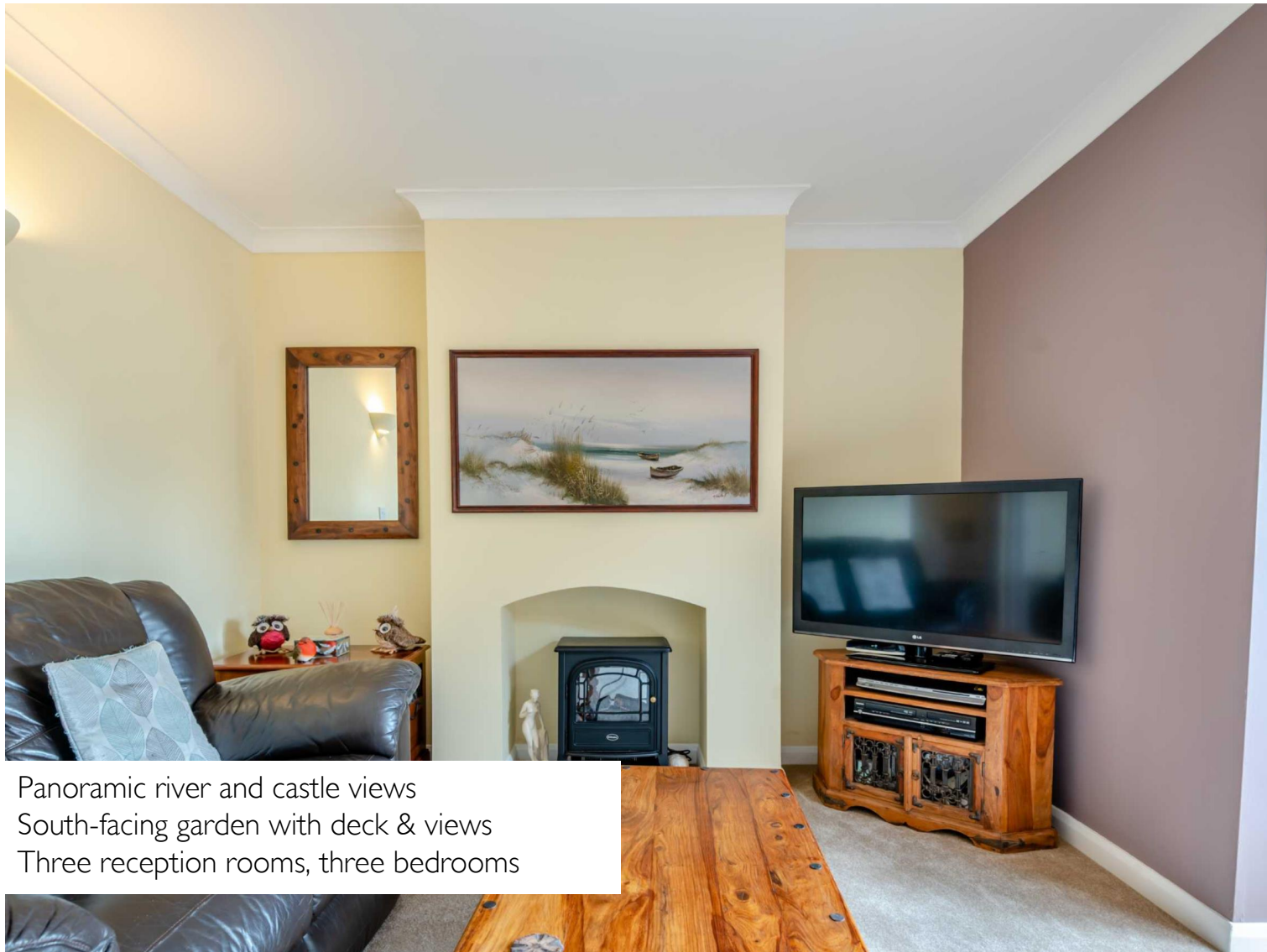
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RIVER COTTAGE

3 Elmdale, Chepstow, Gloucestershire NP16 7LD



Panoramic river and castle views
South-facing garden with deck & views
Three reception rooms, three bedrooms

Tucked away along a dead-end lane this three-storey home can boast one of the most mesmerising, panoramic views in the area from its rear accommodation and garden, a breathtaking and uninterrupted vista of the beautiful River Wye valley and the majestic Chepstow castle, perched high above the water on the top of a cliff above the opposite river bank.

The sunny, south-facing garden is the perfect place to entertain family and friends, with a bar at the end of the lawn serving drinks and the party easily spilling over onto an extra, larger communal deck created by the whole row of friendly neighbours to make the most of this special waterside location for everyone.

The house can offer ample accommodation with three-storeys of versatile rooms to discover. Wandering in from the rear garden the first of three reception rooms is flooded with light from sliding glass doors and a trio of roof windows above and is currently being used as a dining room.

This social space then flows through a vast open doorway into a living room that then continues into the third reception room, and each space can happily accommodate whatever function fits an owner's lifestyle.

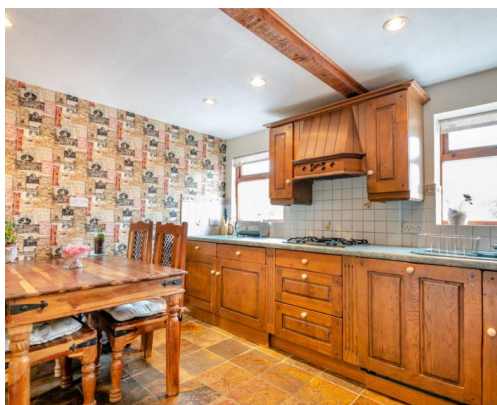


Guide price
£460,000

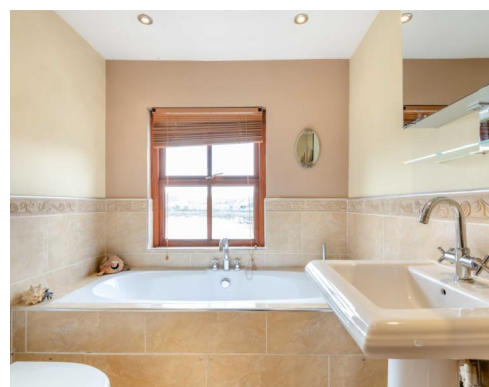


KEY FEATURES

- Unique location on dead-end lane
- Mesmerising, uninterrupted views of River Wye and Chepstow castle
- South-facing garden with sunny deck, bar and use of communal riverbank deck
- Three reception rooms
- Principal bedroom boasting spectacular views
- Off road parking



STEP INSIDE



The kitchen is a well-equipped, sociable space that can easily welcome a table and chairs, with the first floor of the home offering two double bedrooms and a family bathroom. The top floor is purely the primary suite boasting an en-suite shower room and the most astonishing views of the river and the castle directly from the pillow.

On the English side of the river Wye, the house is well connected for local amenities and facilities, plus schools, shops and places for socialising in Tutshill and Sedbury. Hop over the bridge and border into Chepstow for even more choice, as well as a main line railway station and main roads to the M48, M4 and easy access to Bristol, Newport and Cardiff.

Heading north on the A48 leads to Lydney, Gloucester and the M5 as well as access to the Forest of Dean to enjoy a range of outdoor activities or wandering through the pretty villages of the Cotswolds.

Also on the doorstep is the Wye Valley Area of Outstanding Natural Beauty that can satisfy any desire for participation in land or water-based activities, including hiking, mountain biking and canoeing and kayaking along one of the UK's most stunning river valleys.

Waiting at home for you is a sundrenched garden deck where you can watch your own section of the river meander past, with only a 10 second journey from the kitchen to the garden to create the best alfresco dining memories ever.

Step inside the three-storey, semi-detached house to find three floors of versatile accommodation that can easily morph into spaces that fit an owner's lifestyle. There's seamless access from the amazing rear garden to the first of three reception rooms which is currently being used as a dining room.

It's a space flooded with light, cascading down from a trio of roof windows and through the wall of glass sliding doors that, when thrown open in the summer, invites in the sounds of the river accompanied by refreshing breezes off the water.

In the colder months it's the perfect room to continue to feel immersed in the panoramic vista that is the backdrop to every family meal or dinner party, or the space could become a relaxing garden room too with the addition of a few well-placed armchairs at the window.

Approximate Gross Internal Area 127 Sq M / 1367 Sq Ft



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 dining room flows effortlessly into the second reception room via a substantial open doorway so that this inviting space, currently set-up as a comfortable living room, can enjoy the shared light and view from the adjacent dining room.

But it is a room that can boast its own cosy atmosphere, a space for relaxing with the family or friends of squishy sofas to watch a movie or a match and in the summer a cool area to avoid the sun when it becomes too hot outside.

This living room then flows into the last of the trio of reception rooms via a set of glass double doors, so again this final space can happily enjoy light and views of the garden too.

This is a fabulously versatile space - a home office, a children's playroom or den, a second living room - there are numerous options to choose from.

At the front of the house, and off this third reception area, the well-equipped kitchen waits to impress with classic country-style units, integrated appliances, and ample space for a dining table and chairs.

It's the hub of the home when the weather is wild and alfresco dining is not an option, with the table welcoming family meals and homework books when the cook is keen for company. Up to the first floor and two bedrooms await a visit, with the rear slumber zone the one most likely to grab attention thanks to its view of the river, castle and town of Chepstow from the window.

And this view is surely the central feature of the contemporary and calmly decorated family bathroom with the double-ended bath intentionally placed under the window so a soak in hot bubbles is joined by the remarkable view.

The top floor is dedicated to the primary suite that consists of a light-soaked, peaceful bedroom and en-suite shower room that boasts another well-positioned window, this time in the sloping roof, so a night sky of stars joins the bedtime showers.

Next door, the primary bedroom offers a primary view directly from the pillows through the picture window and it's a special vista to wake up to every day and be reminded that this home can boast one of the most unique locations in the area.

STEP OUTSIDE



This home called River Cottage is one of only a handful of lucky houses that share the uninterrupted and truly incredible view of the River Wye and the magnificent Chepstow castle at the end of their garden. Before becoming immersed in the view at the rear of the house, the front of the house can offer a practical area with parking for a number of vehicles and the potential to create more if the lawn was sacrificed for hard-standing. There's also a handy wooden storage shed to add another practical feature to the space.

But it's the rear of the house that is the most incredible area of the property. The south-facing rear garden deck offers a front row seat to watch the river meander past against the unique and charming backdrop of the majestic castle, popular town and old Wye Valley bridge. From its remarkable position at the end of the Wye Valley, the south-facing garden offers many enjoyable hours spent watching the activity of water-based wildlife and birds. Imagine sitting on the deck watching the sunset, and light fade into night, when the deck becomes the perfect place for star-gazing. But it's a party garden too, easily hosting alfresco dining events, BBQs and parties with the garden filled with laughter and chat from family and friends with the sound of the river slowly flowing past as the constant extra guest.

There's a wooden bar at the end of the lawn that can serve refreshing drinks as the party gets into full-swing, plus a bonus, larger, riverbank deck where guests can spill out of the garden and onto this communal area that has been constructed by all the owners of this small terrace of homes to maximise the connection to the river and sweeping views.

INFORMATION

Postcode: NP16 7LD

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Private

EPC: E





DIRECTIONS

From our Chepstow office, head north-east on High Street towards Bank Street, bare left onto Middle Street and continue straight on Bridge Street. Bridge Street turns left and becomes Castleford Hill. Take the first left onto Elmdale which is a dead end lane and the property can be found at the end of the lane on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	53	81
EU Directive 2002/91/EC		

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