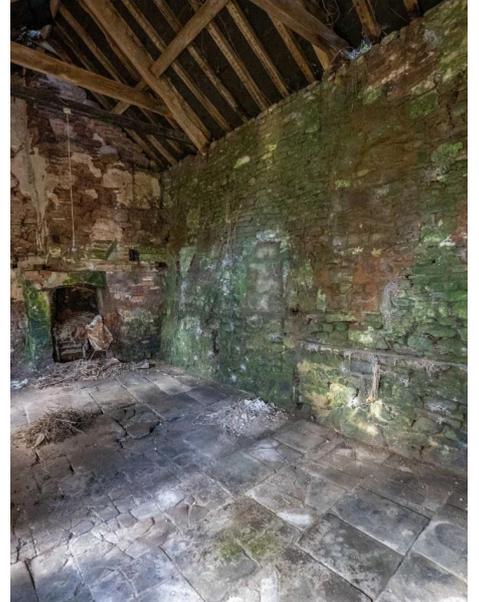




The Cottage
Stroat Farm | Stroat, Chepstow | Gloucestershire |

FINE & COUNTRY



The Cottage

Guide price £150,000

- Refurbishment opportunity
- Planning permission granted
- Two double bedrooms
- Kitchen
- Spacious living
- Wonderful garden with off-street parking

DESCRIPTION

This is a fantastic opportunity to breathe life back into this stone cottage.

Forming part of Stroast Farm, the cottage has fallen into disrepair over the many years that the family have owned the farm. Planning permission has been granted for conversion and restoration of historic farm buildings to create three dwellings, ancillary site and access works, to return the cottage to its former character with a modern and stylish twist. Planning reference: P1411/21/FUL.

The chocolate box facade remains and this would become where the two bedrooms are, one on the ground floor and the other on the first floor along with a bathroom.

To one side of the cottage, there is a stone lean-to which will become the kitchen, this then leads into a good size living space which gives access to a good size garden.

AGENTS NOTE: This property is not registered.

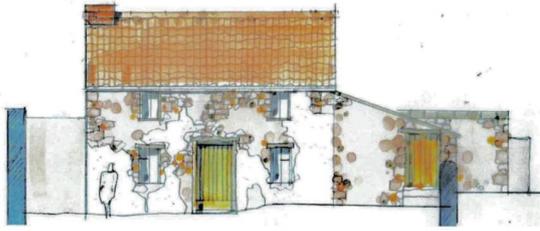
OUTSIDE

There is a shared driveway leading off the A48 which then gives access to a parking area for several cars that leads into the garden.

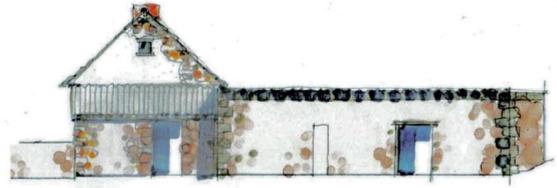
DIRECTIONS

Leave Chepstow on the A48 heading Northeast towards Lydney and Stroast Farm will be found on the left-hand side about four miles from the outskirts of Chepstow.

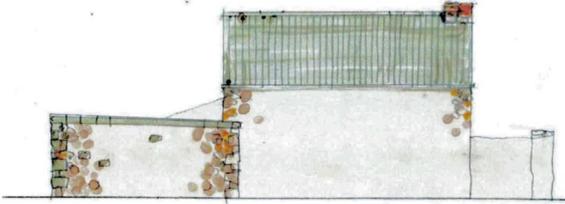
Do not scale this drawing for other than Planning purposes
 Note: Proposals based on drawn information supplied by others. It is recommended that a full measured survey is carried out prior to detail design.
 All drawings to be read in conjunction with Structural Engineer design and recommendations.
 All drawings to be read in conjunction with specialist Survey Reports and recommendations.
NOT for CONSTRUCTION
 © Bidulph Architects Ltd



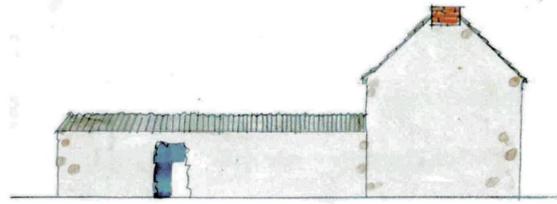
SE elevation



NE elevation



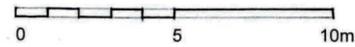
NW elevation



SW elevation

The Cottage - existing elevations
 Stroat Farm, Chepstow NP16 7LR

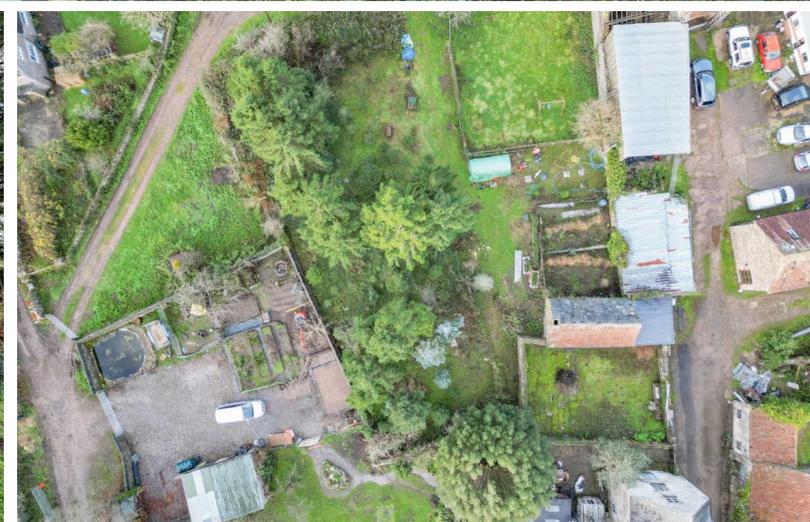
1:100 @ A3



Postcode: NP16 7LR | Tax Band: N/A | Tenure: Freehold



Whilst every attempt has been made to ensure accuracy, all measurements quoted are approximate and are for general guidance only. 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 are for guidance purposes only. Photographs are for general information and it must not be inferred that any item shown is included in the sale of the property.



Fine & Country
Tel: 01291 629799
chepstow@fineandcountry.com
30 High Street, Chepstow, NP16 5LJ

F&C
fineandcountry.com™