



The Orchards
Stroat | Chepstow | Gloucestershire | NP16 7LR



Step inside

The Orchards

Guide price £550,000

Hiding behind high hedges in the small village of Stroat with glimpses of views across the River Severn Estuary, this charming property called The Orchards sits within an impressive 1.63 acres of land, offering the exciting opportunity to update and refurbish and also the potential to create a productive smallholding.

From growing your own produce to add to meals created in the farmhouse-style kitchen to inviting chickens to live on the plot, from harvesting fruit trees to establishing a mini vineyard, this welcoming home has a vast garden to accommodate it all.

A plot this size is a rare find as the garden to a three-bed home, and the potential to create the outside space of your dreams is obvious, from areas to socialise and party to quiet relaxation spots, to flat spaces to add a home office or summerhouse.

On the site of an original cottage, this detached property includes a cosy lounge, dining room, kitchen and conservatory, plus three double bedrooms and a family bathroom on the first floor and offers the potential to update, renovate and maybe even extend the accommodation, subject to the necessary consent, to create a dream home that matches the lifestyle of a new owner.

Tending to the garden will be a joy at the property, but if you need to wander through the front gates the well-located property has instant access to the A48 that runs alongside the River Severn.

In one direction Chepstow offers shops, pubs, cafes and restaurants plus everyday facilities and amenities, schools and parks, and sport and leisure opportunities, plus access to the M48, M4 and routes to Bristol, Newport and Cardiff, and a mainline train station.

In the other direction, as well as pubs to stop off and visit en route, Lydney offers a further choice of facilities and social spots to tempt a journey, as well as a direct route to Gloucester.

The village is located at the southern end of the Wye Valley Area of Outstanding Natural Beauty and a short distance from The Forest of Dean, two of the most special areas of the country are on the doorstep just waiting to be explored and enjoyed, from rambles and relaxing picnics to invigorating hikes and river-based activities, cocooned in the stunning scenery that will never fail to take your breath away.

Step Inside:-

Stepping inside this detached property through the exposed stone porch into a spacious and bright dining room, centrally situated and serving as the social hub of the home, being adjacent to the kitchen and boasting plenty of natural light. The dining room seamlessly transitions into the conservatory, via a set of sliding doors, that offer a breathtaking view of the surrounding garden. You can relax on a comfortable wicker chair and enjoy the beauty of nature, from the serene wildlife to the wild weather. The ground floor also has a handy cloakroom to the side of the porch.



The country-style kitchen, with its hand built cupboards and solid wood worktops, is accessed via a door on the left and fits perfectly with the semi-rural location. Built-in pantry cupboards provide further storage while a large window affords a view of the driveway with gardens to the side.

At the end of the dining hall, you'll find two additional doors. One leads to a workshop and plant potting area, while the other leads to a cosy living room that showcases its cottage charm with ceiling beams and a stone fireplace that can be converted into an open fire or accommodate a solid fuel log burner.

The living room is the perfect spot to gather with loved ones and enjoy a movie or game on a comfortable sofa. Beyond the fireplace, there's a cosy corner space that's ideal for a home office or reading nook, providing a private escape while still staying connected.

Upstairs, you'll find three spacious double bedrooms, each offering a stunning view of the large garden. The family bathroom is sizable and can easily be renovated to accommodate a four-piece bathroom suite, complete with a double walk-in shower for a refreshing start to your day and a statement freestanding bath for a relaxing end to it.



Step outside

The Orchards

Step outside and into wonderful sprawling grounds of about 1.68 acres in total that can offer the exciting opportunity to create and enjoy tending to a smallholding, with a myriad of produce to grow, chickens to keep, and fruit trees to plant and harvest to match the name of the property - The Orchards.

Maybe a small vineyard is an exciting proposition too, but whatever is invited to grow in this amazing outside space surrounding the house, the rural idyll of growing your own food and living partly off the land is achievable at this home with the impressive plot of land that can be designed to suit the lifestyle dreams of a new buyer. The four outbuildings, even though they could do with some work, could also support these activities.

If, after a day working in the garden, the thought of a quick dip in water other than a bath appeals then this garden can happily offer ample space for a swimming pool or hot tub, or both, surrounded by a large patio that will be the centre of any garden party.

Or if working from home is part of a buyer's life there are plenty of flat areas to welcome a garden home office, and so much space for sheds, a summerhouse, and a workshop; the only limitations to what this huge garden can welcome is budget and planning consent.

There is ample parking at the property, with space at the front for two cars behind the high wall and entranceway, plus a garage with store rooms too. The garage also has electricity and power as well as an inspection pit and one of the store rooms has been used as a utility area. But, of course, there's plenty of garden space at the side or rear to expand the parking for guests coming to stay or to attend the ultimate garden party.

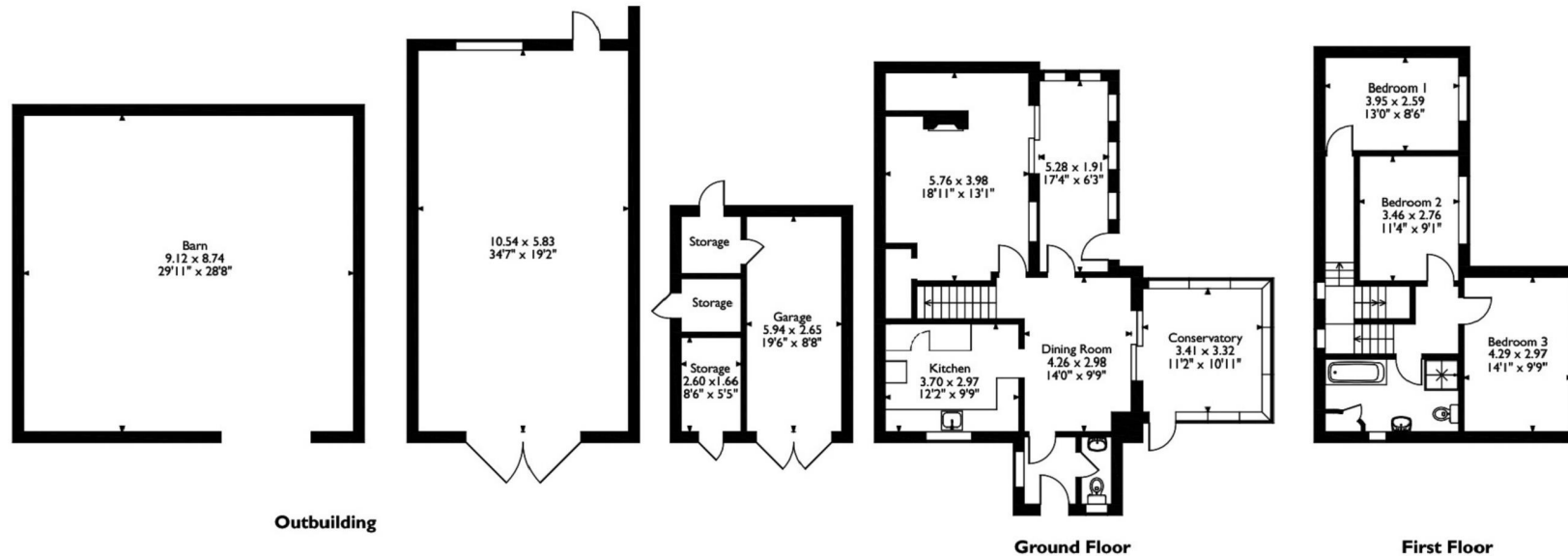
But this amazing property just keeps giving with yet more land across a country lane adding a further 0.97 of an acre to the 0.71 stretch of garden that surrounds the house, so there's more than enough justification to buy a ride-on mower at this unique and rarely found smallholding opportunity.







Approximate Gross Internal Area
Main House = 132 Sq M/1421 Sq Ft
Garage/Outbuildings = 167 Sq M/1798 Sq Ft
Total = 299 Sq M/3219 Sq Ft

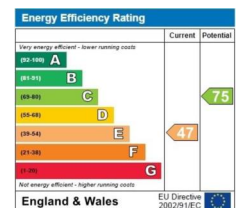


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 7LR | Tenure: Freehold | Tax Band: E | Authority: Forest of Dean | Heating: Electric | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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