



CHEPSTOW

Guide price £550,000



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2 CHURCH COTTAGES

Gloucestershire NP16 7HJ



Four-bed, two-bathroom cottage
Character beams & inglenook fireplaces
Modern kitchen, sunroom & large garden

In a prime position opposite the banks of the River Severn estuary this enchanting stone cottage, said to date back to the 16th century, boasts a unique location as well as breathtaking character and charm. Found along the coastal road in the village of Beachley the four-bed cottage occupies an enviable spot on this unique peninsula of Gloucestershire land that results in impressive and mesmerising waterside views.

Called Church Cottage, the beautifully presented family home that was once a farmhouse and a ginnery is packed with character, light and space across three storeys, containing a myriad of features to admire, from exposed beams and inglenook fireplaces to a luxury, contemporary kitchen.

The two spacious double bedrooms on the first floor are packed with period character combined with uninterrupted waterside views, and are joined by a recently refurbished modern family bathroom that can boast its own beams.

Up to the top floor to find two more bedrooms and a shower room but also potential to either use this whole floor as a fabulous primary bedroom suite or this flexible space could be an opportunity to facilitate multi-generational living.



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£550,000



KEY FEATURES

- Located in prime position with mesmerising views of the River Severn estuary
- Enchanting four-bed stone cottage packed with character
- Two large reception rooms with inglenook fireplaces
- Sleek, modern kitchen with adjoining, sociable and inviting sunroom
- Four double bedrooms and two bathrooms across two upper floors
- Sunny, private garden, ample parking space and roof solar panels



STEP INSIDE



Outside the front of the house offers parking for multiple vehicles while the rear garden offers a sun-drenched, private patio and sizeable lawn that expands around the corner into a bigger than average plot where you'll also find some bonus sheds. The addition of solar panels on the cottage roof is a positive feature, helping to lower the home's energy bills.

Bleachly is a unique corner of Gloucestershire, located on its own peninsula at the confluence where the River Wye meets the River Severn estuary. Also the location of The British Army 1st Battalion, The Rifles, the small and secluded peninsula might feel like a unique pocket of peace away from the mainland, but there is easy access to nearby Sedbury and across the bridge into Wales for a wide range of shops and eateries, facilities and amenities in the historic town of Chepstow.

The village can offer easy access to the main road routes out of the area towards Cardiff and Bristol via the M48 and M4, and to The Midlands either via the A48 and Gloucester or the M5. But staying in the area offers multiple chances to make lifetime memories, and for that, this location can definitely deliver, either on the doorstep wandering along the shoreline of the Severn or exploring the nearby Wye Valley, Offa's Dyke and The Forest of Dean.

Stepping inside this beautifully presented cottage is stepping into a world of character, light and space inside a much-loved family home.

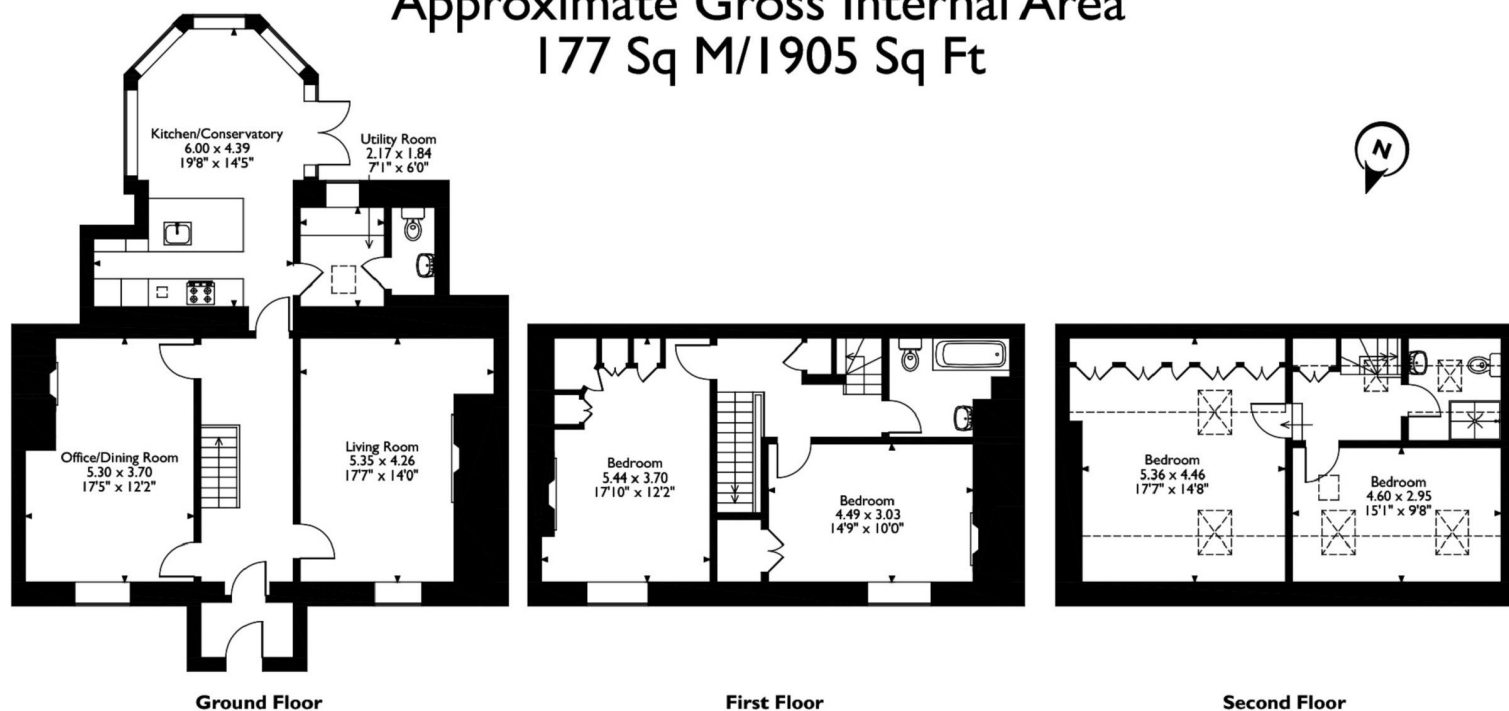
Through the charming arched front door into the practical and pretty porch, you are greeted by a stunning stripped wood inner door with stained glass detailing that, when opened, reveals a hall packed with history, from the exposed ceiling beams above to the robust flagstone floors below.

It's a charming start to a property tour from this gorgeous home, which is said to date back to the 16th century and has been a farmhouse and a ginny during its past but now it's a stunning home sprawling over three storeys. Into the first reception space, the main sitting room, and the inglenook fireplace is instantly mesmerising. Flanked by exposed stone and crowned by a chunky wooden mantel, it's a classic cottage feature that will always be a focal point around which friends and family gather in this cosy, comfortable and inviting room.

The exposed ceiling beams add the final flourish to this welcoming, social space that's cocooned in character, offering the perfect place to relax in solitude next to the roaring fire or join the family and friends on a big squishy sofa chatting about the day while waiting for a movie or favourite television programme to start.

On the opposite side of the hall is a formal dining room, a more intimate space that's ideal for hosting dinner parties and busy family mealtimes, with the corner inglenook fireplace a constant companion that adds character and warmth to the dinner guest list.

Approximate Gross Internal Area 177 Sq M/1905 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.

There are extra touches of charm to notice in this space too, once the thrill of discovering another inglenook has subsided, including a charming wooden internal door and wall beams that crown alcoves; in this character-packed cottage even the shelves have period character.

At the rear of the cottage there's a stunning, well-equipped kitchen and sunroom to discover that offer a breathtaking combined space that is yet another sociable room designed for people to gather and share their time. The thoughtfully designed, sleek, high-end, contemporary kitchen, that includes a substantial peninsula, is the perfect place for a cook to enjoy preparing a feast.

As well as handleless, glossy units and hidden lighting, the stunning kitchen hides ample storage via soft close drawers and pantry cupboards as well as a range of integrated, top brand appliances. This effortlessly sophisticated space flows directly into the adjoining and additional sunroom that's a charming and inviting space with a delightful curved wall and abundance of windows.

It's the perfect spot to relax and watch the culinary activities unfold in the kitchen or to admire the views out to the garden.

The kitchen might boast a super sleek, modern design but the cottage character has a prime place in the space too - look up to see exposed ceiling beams that emphasise the gentle slope of the cottage roof above.

Off the kitchen is a handy utility room and cloakroom to explore before the staircase leads upstairs to the two upper floors of bedrooms.

The two spacious doubles on the first floor are a feast for the eyes, offering not just ample space but pretty feature fireplaces, exposed ceiling beams and Severn Estuary views from the windows that will forever impress.

Also on this level is the recently refurbished family bathroom that offers a tasteful, modern space inviting relaxation in the bath cocooned by soft shades, smooth surfaces and curved corners. But the cottage character is never forgotten, with the bathroom boasting its own exposed wall beams that are a reminder of this beautiful home's vintage pedigree.

Up to the top floor to find two more double bedrooms, the larger of which can arguably boast the best beams in the property, with its location tucked under the exposed roof rafters. The views from the windows from this top level of the house are remarkable and encourage any visitor to the spaces to linger at the window for longer.

The larger of the two bedrooms on this top floor is currently being used as a lounge. A more intimate space away from the hustle and bustle of the lower floors, it's the perfect den for any member of the family.

However with another bedroom and shower room also on this second floor, the whole space could be dedicated to creating an outstanding primary suite with an en-suite and separate dressing room, or it has the potential to be used for multi-generational living, illustrating that the cottage is versatile and flexible as well as utterly charming.

STEP OUTSIDE



Step outside at the front of the cottage and the view out over the Severn Estuary is the overwhelming and mesmerising feature to admire, but this area is practical too, offering parking for multiple vehicles.

The rear garden is a private and peaceful parcel of land cocooned by high hedges and drenched in sunlight. The welcoming, sunny patio wraps around the curved wall of the sunroom and is a most inviting area for alfresco dining or just relaxing in a deck chair. The generous lawn is family-friendly, happy to accommodate games and kicking a ball about, and offers a good spot to look up and notice the bonus solar panels on the roof of the main house, working hard every day to save the owners money on their energy bill.

But the lawn area has a surprise too - it keeps going around a hidden corner to reveal a number of bonus storage sheds and an additional seating area within this bigger than average plot.

Another garden surprise is a glamping pod that, with a bit of updating, could make the perfect home office or hobby room, proving that even the outdoor space of this distinctive home is unique and special.

INFORMATION

Postcode: NP16 7HJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Private

EPC: C





DIRECTIONS

From our Chepstow office head southwest on High St towards Welsh St/B4293. Continue onto Moor St/B4293, then turn left onto B4293. Take a left onto Mount Pleasant/A48 and continue on the A48. Turn right onto Beachley Road and then, at the roundabout, take the 2nd exit and stay on Beachley Road for approximately 0.4 miles. Continue onto Buttington Hill and then onto Beachley Road, 2 Church Cottages will be located on the right 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	78	83
EU Directive 2002/91/EC		

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