



Sedbury Park Lodge  
Sedbury | Chepstow | Gloucestershire | NP16 7EY







# Step inside

## Sedbury Park Lodge

Guide price £465,000

This charming and historic Grade II listed, detached property was once the gatehouse for the impressive Sedbury Park Estate, but now it's a beautifully renovated and immaculately presented house that mixes elegance with restored original features to create a unique and breathtaking home.

Inside exposed stone walls, mullion windows, ceiling beams and a log burner in the living room bring the character while the luxury additions, especially in the high-end kitchen and bathroom, add the timeless and tasteful interiors that take this home to a higher level of sophistication.

The character-packed cosy living room invites family and friends to nestle around the log burner and the kitchen diner is another stylish space lavished with luxury and stylish decor that effortlessly complements the restored original features. Upstairs two bedrooms beckon with more beautiful style and clever bespoke storage solutions, plus a sizeable bathroom that is five-star boutique country hotel standard.

Nestled within a picturesque and historic collection of characterful homes that once supported the main estate house, Sedbury Park Lodge has the most idyllic of settings, cocooned within an undulating rural landscape and yet just a few minutes from shops and schools, amenities and facilities in the village of Sedbury that include a pub and historic church.

The village is a thriving community that regularly hosts local events as well as offering a picturesque base from which to explore the exceptional landscape that surrounds it, including a choice of nature trails and rambling routes literally on the doorstep.

A wander over the bridge across the River Wye gets you into Wales and the popular and historic market town of Chepstow, where there is a myriad of choices of cafes and pubs, and restaurants for socialising. Make more lifelong memories regularly strolling through the castle grounds or meandering along the river bank.

The Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean are calling, wanting to welcome you with astonishing walks and bike trails through woodland, hills to hike to be rewarded with mesmerising views and water activities to dive into, including canoeing and paddle boarding.

Just a walk from the front door is the southern end of the Offa's Dyke National Trail that leads to the banks of the River Severn estuary and its captivating, panoramic views that will constantly call you back to enjoy, but returning home to beautiful Sedbury Park Lodge will always be the most joyful moment of any day.

Step Inside:-

Step inside the charming and historic lodge and you're stepping into a home that is effortlessly elegant, warm and welcoming, and lavished with luxury features, having been recently renovated and updated with much care by the current owners.

Now the Grade II listed gatehouse offers a visually breathtaking combination of restored and exposed original features with modern additions against a backdrop of tasteful and timeless decor, with soft neutral tones accented with pops of colour, pattern and texture.

The features added to the lodge to take its level of loveliness to the maximum have been carefully selected to enhance the property even further, from the statement tiled floor in the hallway to the traditional column radiators that bring traditional style with modern efficiency.

This clever and successful design combination of old and new is instantly evident as soon as you step into the hall. This space has much to delight you, from the stripped pine doors, mullion stone windows, and exposed, tactile stone walls to the new eye-catching flooring and soft, neutral colours. It's a warm welcome that sets the tasteful tone for the rest of the house.

Into the sitting room and you are enveloped in light and an inviting atmosphere created by the feature bay window, exposed stone walls, and log burner nestled in the fireplace. It's a sociable space that is comfortable and welcoming, with ample room for multiple chairs and sofas to cluster around the fire when the evenings get darker and colder.

Cocooned in cosiness, the room is a home for making lifelong memories with family and friends chatting around the fire, or sitting on the delightful window seat that makes clever use of the bay's curved structure.

Into the kitchen diner that spans the width of the house at the rear and it's another well-designed, high-end space that easily persuades you to visit and stay.



The well-equipped, bespoke kitchen seamlessly moulds into the space, with classic country-style units, granite worktop, and walls all chosen in a consistent and toning colour. This creates an appealing visual flow throughout the space as well as providing a neutral backdrop to let the exposed stone, flagstone floor, and pretty added accessories sing to the maximum.

A sizable, central range cooker demands attention, nestled into an alcove, with more thoughtful design in attendance via the built-in wall cupboards found either side.

The kitchen sink has a mesmerising garden and countryside view that makes even washing the pots and pans a pleasure and the cook will surely be thrilled to see that there's ample room for a dining table so family and friends can join them within this very social space.

At the far end of the room is another design triumph - the usually bulky, distracting fridge freezer is totally hidden behind doors of a large cupboard, continuing the seamless design of the space.

There's a cloakroom to visit before climbing the stairs and although it is the smallest room in the house it doesn't lose out on careful design thought, with the luxury tiles and pretty wallpaper creating a beautiful visual combination.

The timeless interiors flow upstairs and into the principal bedroom where, again, every area has been considered to maximise the space available, with built-in wardrobes and storage utilising every alcove and angle.

Drifting off to sleep in this stunning space, surrounded by character, history and a rural view from the pillow, is not a challenge, with every night feeling like you are staying in a high-end, beautiful country hotel.

Bedroom two keeps the breathtaking style and sophistication going, with character features to notice and admire including a section of exposed stone wall, ceiling beams, and a cute fireplace. This space is also a good place to illustrate the old and new design combination in the home with the stone mullion windows happily hosting double glazing.

The feeling of being on a luxury break continues in the gorgeous bathroom with a soak in the statement roll-top bath full of scented bubbles a highlight of any day and a visit to the large walk-in shower an appealing start to a busy morning.

Each space in the gatehouse is oozing class and sophistication but with a cosy and inviting atmosphere that welcomes and embraces, all that is left for a new owner to do is turn up with their furniture and enjoy living at this exceptional home.









## Vendor Insight:-

"When we first caught a glimpse of the house, we couldn't quite believe how beautiful the building was sat in its tranquil surroundings. I impulsively went up and hugged the bay window wall and we knew that we wanted to buy it before we'd even stepped foot inside. It sat perfectly within the wraparound garden and was crying out to be pampered and loved. It took our breath away and we couldn't believe that we'd found such a unique house in such an idyllic spot," say the owners.

"We've discovered a passion for nature from our peaceful outdoor environment where we potter, relax, and entertain. The trees are wonderful and the ever-changing backdrop is a joy to behold. I look forward to collecting elderflowers to make cordial in the spring, whilst my husband's greatest indulgence is feeding the birds who seem to like the garden as much as we do. They come in great numbers and we don't need a tv as we sit for hours watching them come and go."

"We always enjoy hosting our guests here at the property as there's plenty of space for us all, including dogs who have a whale of a time running around. We've put up marquees and have celebrated birthdays and informal get-togethers, and our guests have the pleasure of staying in the spare room that has the most amazing view to wake up to."

"The bespoke kitchen has a calm and serene ambience and I adore the country style. The original flooring is a fantastic feature and we take such happiness in living life via the back door that's always open. It beautifully frames the steps that we added and they are a real highlight for me; they look like they've been here forever."

"There's plenty to do locally and living on the border means that we have the best of both worlds, including fabulous restaurants, great transport links, and a wide range of shops. We have scenic woodland walks just minutes from our door and the stunning Wye Valley and Forest of Dean are easily accessible too."

"We've lived here for just over 4 years and have made many changes during that time, all in keeping with listing standards and original character. We wanted to put it back to how it should be so it can breathe and thrive again; the renovation brought us real joy knowing that we've restored it back to its original glory and we hope that the new owners love it as much as we have."







# Step outside

## Sedbury Park Lodge

Step outside into the surrounding garden after having been welcomed and impressed by the large metal gates that confirm this building's importance within the local area and its history as Sedbury Park estate's gatehouse.

There's parking for several vehicles on the sizeable driveway to the side of the property that then sweeps around the house to create an alfresco dining and socialising patio. The panoramic views of the glorious surrounding landscape are a constant and welcome addition to any family and friends gathering.

The house is enveloped in greenery, with mature shrubs and fruit trees to notice and admire from one of the numerous seating and eating areas the gatehouse offers.

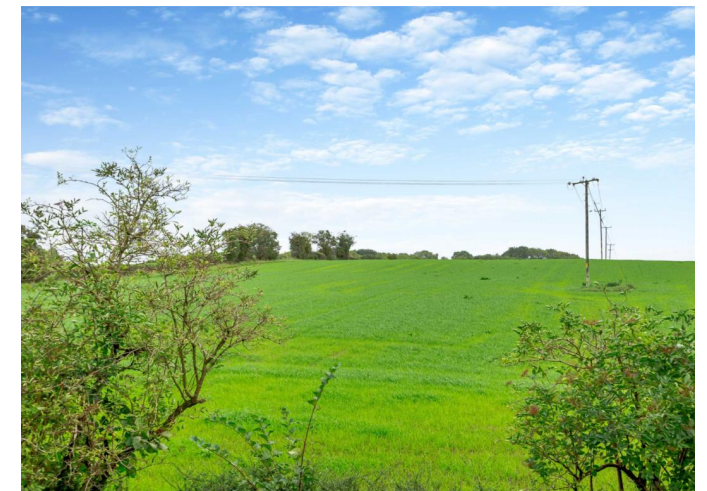
From any of the places to park yourself there is an engaging view of the pretty stone facade of this breathtaking property, reminding you of the vintage pedigree of this most beautiful and historic of rural village homes.

The 0.21 acres of land that cocoons the house can offer practical as well as pretty with a large wooden lodge in the garden bringing extra and versatile space not just for storage but also as a potential home office or hobby room or even guest bedroom.

When the guests have gone the enclosed garden is a peaceful and secluded sanctuary in which to relax, from a morning coffee serenaded with birdsong to an evening drink under the starry sky, while watching the birds, insects and rural wildlife go about their business, enjoying this stunning location they call their home too.

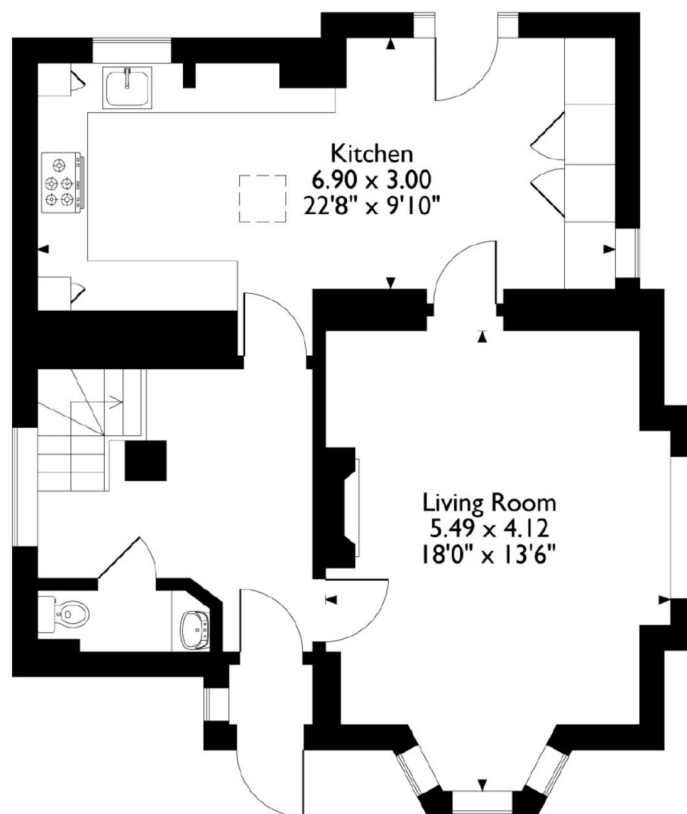
### DIRECTIONS

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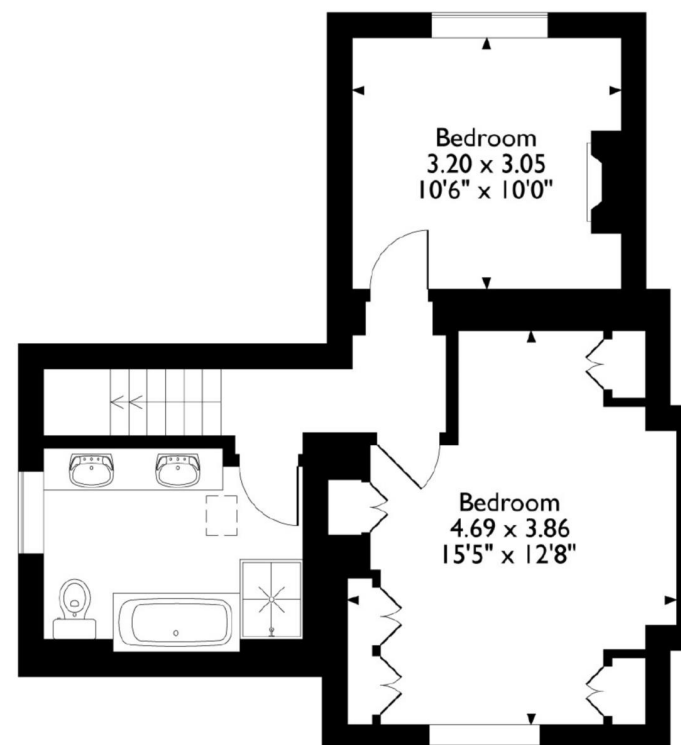




# Approximate Gross Internal Area 98 Sq M/1055 Sq Ft



**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.

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



\*Internet speed according to the BT Availability Service using the postcode and landline  
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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		
		EU Directive 2002/91/EC





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