



UNDY

Guide price **£850,000**



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ARCH FARM

Church Road, Undy, Caldicot, Monmouthshire NP26 3EN



Plot extending to approx. a third of an acre
Outbuilding & garage with potential (STP)
Semi-rural location with countryside views

Nestled on Church Road in Undy, Arch Farm stands as a charming testament to historical character, with parish records tracing its origins back to a pre-1842 era. This picturesque, detached cottage is enveloped by approximately one-third of an acre of lush land, offering unobstructed, south-easterly vistas that stretch across open countryside. The property's rich history is accentuated by the fact that the current vendors have lovingly cared for Arch Farm for over five decades.

Originally a farm, this idyllic residence underwent a transformation in the 1960s, transitioning from its agricultural roots into a warm and inviting domestic dwelling. In the capable hands of the present owners, Arch Farm has seen extensive renovations, reconfigurations, and refurbishment, resulting in a truly spacious home brimming with character. With half a century of stewardship, the property's legacy is etched into every nook and cranny, making it a delightful blend of heritage and modern comfort.



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KEY FEATURES

- Superb detached character cottage
- Five bedrooms
- Principal bedroom with dressing area and ensuite
- Three spacious reception rooms
- Delightful cottage style gardens
- Sought after location close to amenities



STEP INSIDE



The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

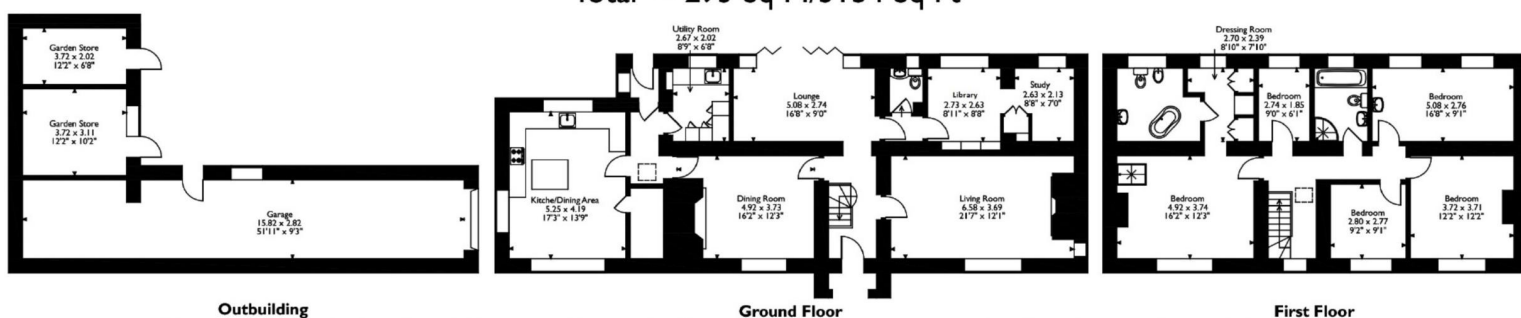
The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafes, eateries and public houses, along with a supermarket, post office, dentist practice and doctors' surgery. Undy Primary School is only a short distance from the property, as is Magor Church Primary School and the newly constructed community hub.

Welcomed by a canopied porch entrance you step inside to be greeted by a spacious reception hall with a staircase that beckons you to explore further. The living room is a cosy haven, exuding character with its front-facing window that offers far reaching views of the picturesque countryside beyond. The centrepiece of this room is the inviting inglenook fireplace, complete with a wood-burning stove, perfect for those cosy nights in.

A substantial dining room that radiates character and charm. An attractive stone fireplace commands attention, while the ample space allows for a full dining table, offering an ideal setting for entertaining. The front-facing window provides a delightful aspect across the front garden.

An inner lobby leads to various practical spaces within the home, including a convenient utility room and access to a rear reception porch and kitchen. The kitchen, in keeping with a farmhouse theme, offers a sizeable room that effortlessly blends functionality and style. Here, you'll find ample space for a breakfast table, making it the perfect spot for informal dining. The beamed ceiling and a well-appointed range of base and wall storage units create a perfect balance of traditional and modern convenience. This storage is further enhanced by a generously sized walk-in pantry and a central island.

Approximate Gross Internal Area
 Main House = 228 Sq M/2454 Sq Ft
 Garage/Outbuilding = 65 Sq M/700 Sq Ft
 Total = 293 Sq M/3154 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.

Along the rear of the property, a selection of additional reception rooms awaits, providing a level of flexibility that caters to various needs and preferences. The first of these remarkable spaces is the superb garden room, living up to its name by offering beautiful views of the rear gardens. Here, bifold doors seamlessly connect the interior with the rear sun terrace, allowing you to bask in the natural beauty of the outdoors while enjoying the comforts of the indoors.

Continuing through the inner lobby, you'll come across a convenient ground floor cloakroom, adding practicality to the layout. As you step into the library, you'll note the craftsmanship and attention to detail, as it has been beautifully fitted with bespoke book shelving and wall panelling by "Quails."

Connected to the library is the study, another gem enhanced by the bespoke fitments from Quails. This space offers an ideal opportunity for those who work from home.

As you ascend to the first floor you'll find a landing that serves as a junction to the five generously sized bedrooms, each of which provides ample space to comfortably accommodate a double bed. The bedrooms have been thoughtfully designed to offer an array of delightful views. Those positioned at the rear of the property provide garden views, meanwhile, the bedrooms situated at the front elevation offer captivating vistas of the rolling countryside.

The principal suite is a well-proportioned front-facing room, there is a spacious dressing room, complete with ample storage and a superbly refitted ensuite bathroom. This oasis of relaxation boasts a free-standing claw-footed bath, a striking centrepiece.

STEP OUTSIDE



As you approach Arch Farm, you'll notice the side driveway, extending along the left side of the property, providing ample space for up to five vehicles.

One of the property's standout features is the captivating L-shaped stone outbuilding, originally a cow shed, which now stands as an attractive tandem garage accommodating two cars, complemented by two workshop areas. This versatile space presents an exciting opportunity, subject to planning, to create a superb annex, opening doors to multi-generational living possibilities. The front garden, a delightful expanse of greenery, features a large lawn leading to an inviting open canopied porch at the main front entrance.

Moving to the rear garden, you'll discover an array of established flowers, shrubs, rockeries, and trees. A neatly manicured lawn graces the area, concealing the original cobbled courtyard beneath, a testament to the property's enduring character. There is also a paved sun terrace offering a perfect setting for relaxation and outdoor gatherings.

Adding a touch of local history, the stone wall at the right-hand rear boundary was thoughtfully erected using locally sourced stone from The Blacksmith's Forge in Magor Square.

INFORMATION

Postcode: NP26 3EN

Tenure: Freehold

Tax Band: H

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for several miles bypassing Caldicot and travelling through Rogiet. On entering Undy take a left turn onto Church Road, passing over the railway bridge and follow the road around to the right. Continuing along Church Road, pass the church on the left and the property can be found after a short distance on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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