



Fairfield
Whitewall | Magor | Caldicot | Monmouthshire | NP26 3DD

FINE & COUNTRY



Step inside

Fairfield

Guide price £975,000

This charming four-bedroom cottage fuses cosy, historic character with stunning, contemporary living spaces and combines the convenience of an edge-of-town location with a private parkland-style setting and the enduring appeal of open views over the lovely south Monmouthshire countryside.

"I love sunsets and we have the most amazing sunsets here and wonderful skies, because it is flat and open. I have a table and chairs in the front garden, where I can sit in the afternoon and evening, looking over the farmers' fields to the west, just enjoying the skies."

Fairfield sits in immaculately-kept, mature grounds of approximately 2 acres which include stables and a stable yard with independent access. There are also three substantial outbuildings, with current business use but with flexibility to be used for leisure purposes, separate home working space or, with planning permission, converted into further accommodation.

Ideal for country-lovers who want the "best of both worlds", the property is convenient to the motorway network and to nearby amenities. It is situated on the outskirts of Magor, a lively, welcoming and family-friendly community, roughly equidistant between the market town of Chepstow and the city of Newport (9 miles). Proximity to the M4 means for commuting, shopping, leisure and entertainment, there is easy access to other nearby towns and cities such as Cardiff, Bristol, Monmouth and Abergavenny.

At the heart of Magor, an historic square is filled with a variety of independent shops, including a delicatessen which also sells fresh fruit and veg. The town boasts a local Post Office, a handy convenience store and a number of lovely cafes, pubs, restaurants and takeaways. The community is served by a Church in Wales Primary School, whilst Undy Primary School and Bryn Primary School are other nearby options and for secondary education, there is the well-regarded Caldicot School.

In an area that has a wealth of interesting local history and easy access to beautiful countryside, Fairfield is close to the Severn Estuary, on the Gwent Levels. This landscape of international significance is home to a great diversity of wildlife and Magor Marsh, a Site of Special Scientific Interest, is a tranquil environment teeming with wildfowl and fauna.

Step inside:-

Dating from the early 1900s, the cottage was extended some 70 years later and has recently been modernised and upgraded, to provide lovely, open-plan living space, carefully planned to create a seamless flow from traditional to modern.

Exposed timbers, original stone walls and an open fireplace with a wood burning stove on a flagstone hearth give the characterful living room a wonderful, warm ambience, which contrasts with the feel of the beautifully presented, light and airy contemporary kitchen which it opens into. Once separated by a dividing wall, these two rooms now provide one "wow" space. Says the vendor: "Where we once had small, dark rooms, we now have space suitable for 21st Century living."

The vendors have recently installed the stunning, modern kitchen, with its comprehensive range of units and wood effect laminate flooring, chosen for practicality. "I opted for country-style units to suit the property and planned lots of workspace as I like to cook. We have a big family and when we get together they always come to us." The kitchen has a large central island, incorporating a breakfast bar and the room also has ample space for a separate dining table. The kitchen incorporates integrated appliances and a Range cooker (with LPG gas hob and electric double oven).



The kitchen is flooded with natural light, being open plan to a handy utility room which leads straight through to a sun room, with glazed doors to a charming rear courtyard, perfect for dining al fresco. The neatly-presented utility room, with units to match the kitchen, includes space and plumbing for a washing machine and built-in space for an upright fridge/freezer.

From the kitchen, there is a doorway to a rear hallway which leads through to a comfortable lounge. Like the living room, this is situated in the oldest part of the house and it is full of character, with an exposed original stone wall featuring an inset fireplace on a raised hearth (not a working fireplace) and a stone-built corner seat. The lounge has a window to the side garden. "It is a lovely, comfortable room. It gets the sun first thing in the morning and it very light and warm."

Next to the lounge is one of the vendor's favourite rooms a spacious games room with an in-built bar and sliding doors to the rear garden. "It's a great family party room and we have had some really fun times in it, including birthdays, Christmases, christenings and even a fancy dress event."

Off the rear hallway, there is also a fully-tiled downstairs shower room, refitted during the property's recent refurbishment, when the vendors also installed stylish grey traditional column radiators throughout the ground floor.

From the rear hallway a pair of glazed doors gives access to the rear courtyard and stairs lead up to the first floor, where there are four bedrooms, including one with an ensuite bathroom and built-in wardrobes and another which also benefits from fitted wardrobes. The master bedroom, which overlooks the front garden, has fitted wardrobes, built-in shelving and a spacious and luxurious en-suite bathroom with a whirlpool bath in one corner and a large walk-in shower in another. Off the landing there is a handy storage cupboard.

Back on the ground floor, what was once a double garage has been converted into two further rooms, which could be used as a study and further reception room. The flexible space, accessed through the sun room but also with independent access from the front of the cottage, could alternatively be returned to a garage or converted to provide a ground floor bedroom or annexe accommodation.







Step outside

Fairfield

From the road, a pair of five bar gates open to an impressive gravelled driveway, which leads up to the front of the cottage and around to the side, where there is ample parking. Either side of the driveway, large level lawns planted with mature trees, including 50-year-old willows, give a parkland feel. Spring bulbs planted along the fence line at the front of the property are a mass of seasonal colour.

At the rear of the cottage, opening from the sun room, is a lovely, sheltered and secluded courtyard area, where pretty climbing plants clamber over a wooden pergola. The courtyard, laid with pavers in a circular pattern, makes a wonderful spot for outdoor entertaining. Past a garden shed in one corner of the courtyard, steps lead up to a vegetable garden, with two raised beds and a greenhouse. The gardens and grounds also include an orchard with a variety of fruit trees.

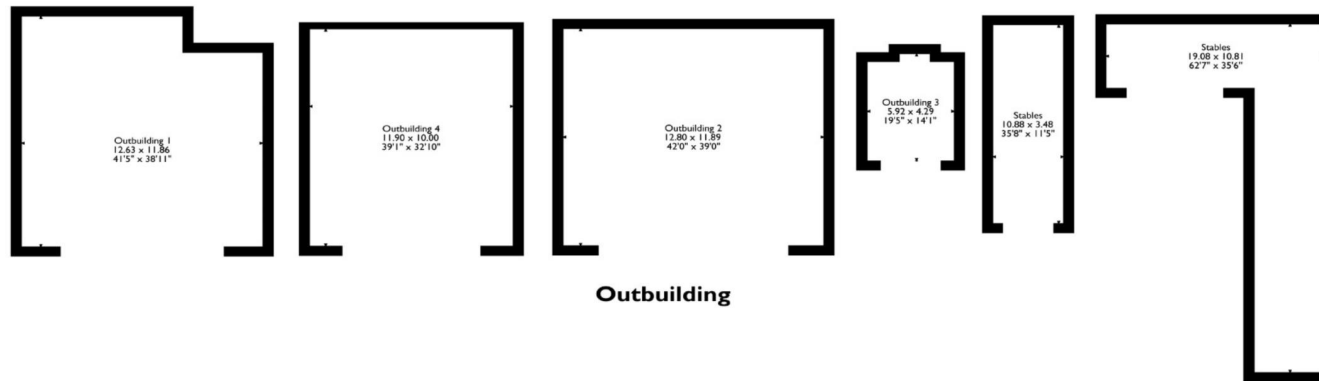
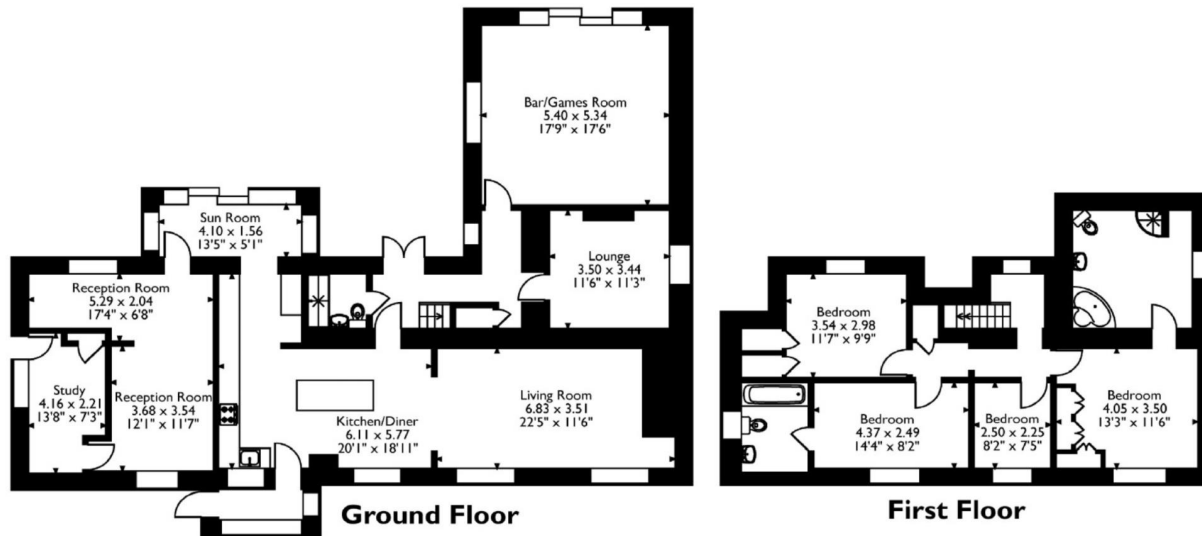
Fairfield enjoys a beautiful level position, extending to approximately 2 acres and also including a stable yard, with wooden stables with three loose boxes, with independent access through a five bar gate directly from the road. Further, substantial buildings, all with business use granted, comprise a brick-built, L-shaped building (which could provide further stabling) and two further single-storey blocks.

DIRECTIONS

What3words: ///blazing.flushes.strictest



Approximate Gross Internal Area
 Main House = 237 Sq M/2551 Sq Ft
 Outbuildings = 568 Sq M/6113 Sq Ft
 Total = 805 Sq M/8664 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: NP26 3DD | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | 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		
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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