



LLANVAIR DISCOED

Guide price **£345,000**



MILKWOOD COTTAGE

Well Lane, Llanvair Discoed, Chepstow, Monmouthshire NP16 6RA



c.17th Century character property
No onward chain
Two-bed terraced cottage village location

Milkwood Cottage is a charming and characterful property with a rich history, having previously been the milking parlour for the village farmhouse and thought to be one of the oldest houses in the village.

Llanvair Discoed, with its ancient church and village pub, lies just north of the A48 road, with easy access to the schools, shops and facilities in Caldicot (under 6 miles); to the market town of Chepstow (about 7 miles); to the pretty riverside town of Usk (8 miles) and to the city of Newport (10 miles). The property is in close proximity to Severn Tunnel Junction train station for onward journeys to the south-west, London, and to the Midlands.

It falls within the catchment of the well-regarded Shirenewton Primary School. Independent schools in the area include the Haberdashers' Monmouth boys' and girls' schools, less than 20 minutes away. For golfers, the Celtic Manor Golf Course and St Pierre Golf Club are both approximately 7 miles away.



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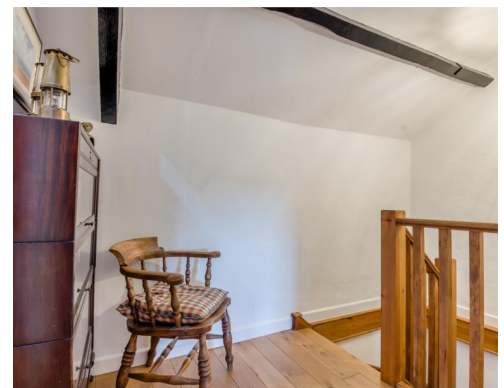


KEY FEATURES

- Character property
- Two-bed terraced cottage
- Sought after award winning village location
- Cottage garden
- Parking for two vehicles
- Fibre broadband at the property through BT



STEP INSIDE



Upon entering Milkwood Cottage you're greeted by a welcoming and impressive principal reception room featuring two cottage windows to the front elevation. The over-sized, stable door front door, provides for echoes of the past, with the half glazed panels providing for a characterful entrance,

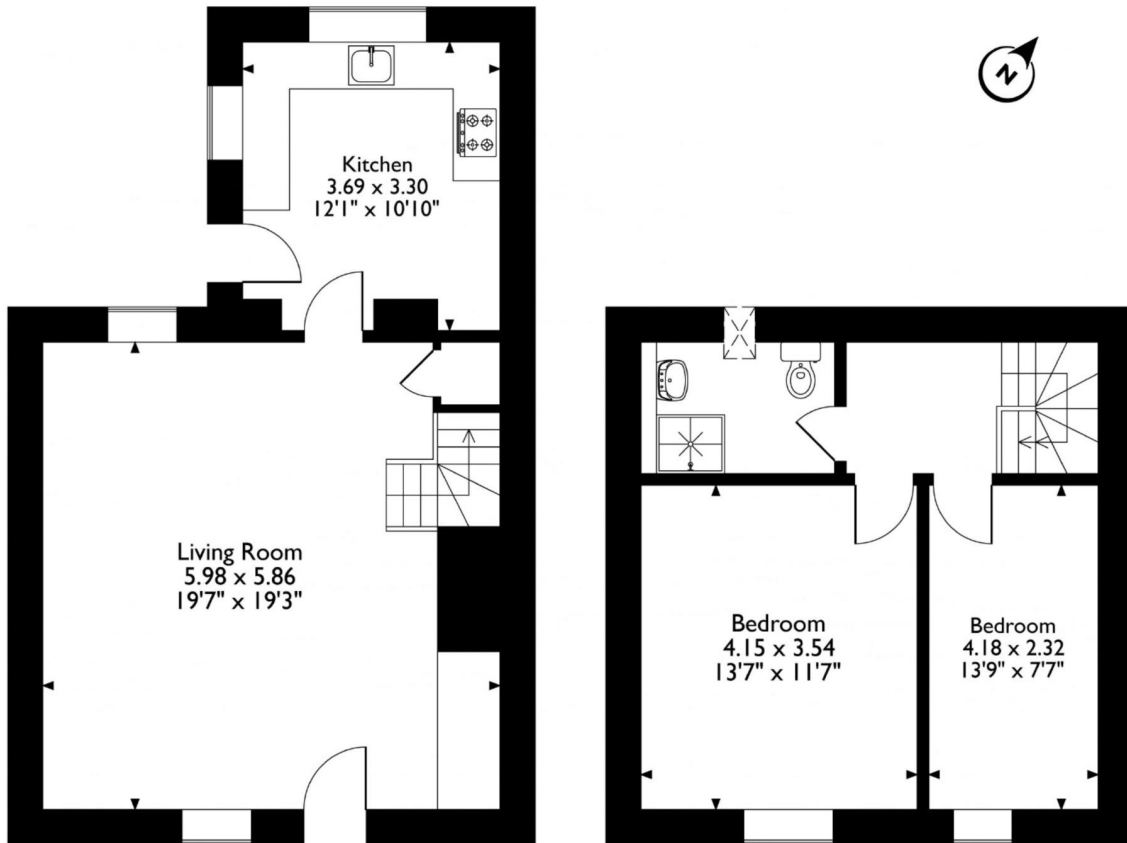
The room is beautifully restored, showcasing exposed wood block flooring that seamlessly joins the dining area and lounge seating area, providing a warm and inviting atmosphere.

The feature fireplace, housing a wood-burning stove, becomes a focal point, creating a cosy ambience.

The tastefully updated kitchen features a matching range of pale green shaker-style units with woodblock surfacing,

The inclusion of an inset one-and-a-half bowl and drainer sink unit with a mixer tap, integrated electric hob extractor, and oven, adds a modern touch to the kitchen.

Approximate Gross Internal Area 83 Sq M/894 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.

The thoughtful design, along with the practical elements like space and plumbing for a washing machine, reflects a blend of style and functionality.

The tiled flooring and windows to the rear overlooking the cottage garden and side access to the delightful patio and entertaining area elevations contribute to the overall appeal.

Upon ascending to the first floor of Milkwood Cottage, you'll be greeted by two double bedrooms and a shower room.

The bedrooms offer comfortable living spaces with exposed beams giving character, and the shower room is fitted and tiled with a modern shower, combining style and functionality.

STEP OUTSIDE



To the front of the property are two allocated parking spaces with steps to the property and attractive gravelled gardens.

To the rear, a recently constructed tiered cottage-style courtyard garden with an extensive range of shrubs and flowering plants, along with a useful garden shed and patio seating area.

INFORMATION

Postcode: NPI 6 6RA

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow take the A48 road to Newport. Turn right signposted Llanvair Discoed and continue along the lane for just under a mile. On reaching Llanvair Discoed, take the second right into Well Lane and carry on for approximately 0.1 miles and the property will be on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C		
55-68	D	63	
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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