



ST ARVANS

Offers over **£575,000**



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PEAR TREE COTTAGE

St. Arvans, Chepstow, Monmouthshire NP16 6EJ



Detached 4-bed property
Garage and off-road parking
First time to market for 25 years

This 4 double-bedroom property is surprisingly spacious, boasting a total area of 2379 square feet, excluding the garage. It's clear that this home, which hasn't been on the market for over 25 years, has been cherished and loved by its current owners. With unique features such as the ceiling-to-wall window and the gallery landing. Great family home.

Just across the main road that meanders past the village on its way to the Chepstow and also provides a main bus route, is the Wye Valley with an abundance of woodland and river bank walks calling you to explore, plus an array of land and river-based activities to enjoy.

Chepstow Racecourse is the nearest neighbour, a famous location that can provide an extra and local social hub for the community, including music events as well as racing.

A few miles further on, the busy town of Chepstow boasts a choice of eateries and shops, sports and leisure opportunities, and more amenities and facilities, as well as its magnificent castle.

Chepstow is the gateway to the M48 and M4 to Bristol, Newport and Cardiff and can also boast a mainline train station.



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KEY FEATURES

- Four double bedrooms detached
- Centre village location
- Off-road parking and garage
- Large garden
- Characterful property
- First time to market for 25 years



STEP INSIDE



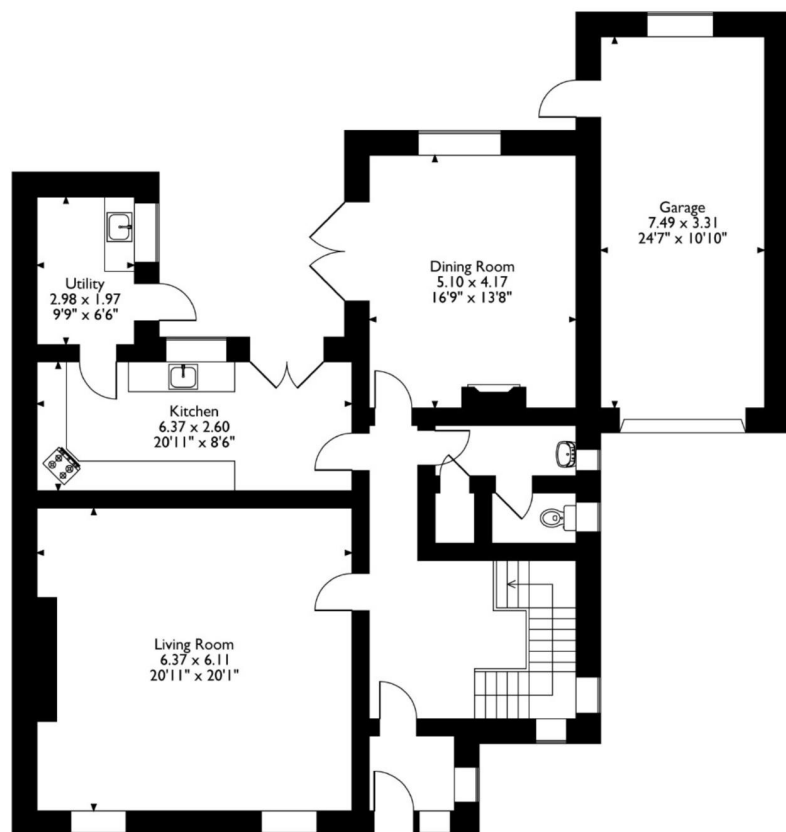
To the north the main road wanders further into the glorious Wye Valley Area of Outstanding Natural Beauty and the chance to immerse yourself in one of Wales' most stunning landscapes, but this welcoming home will always be happy to cocoon you within its special spaces once you get home.

Upon stepping through the front door, you're greeted by a magnificent sight: a grand sweeping staircase that elegantly ascends to a gallery landing, offering a stunning view of the expansive hall below. Enhanced by vaulted ceilings and floor-to-ceiling windows, this hall is flooded with natural light, creating an inviting and welcoming atmosphere that sets the tone for the rest of the home.

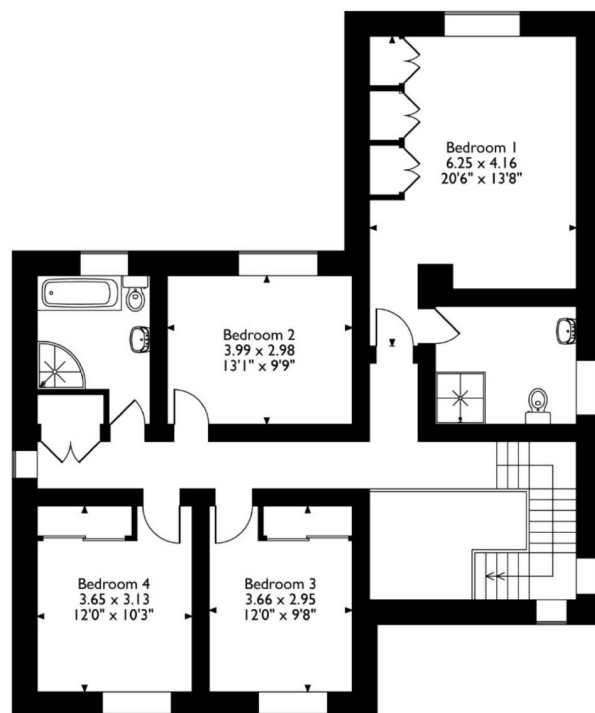
Off the hall, the lounge beckons, leading you into the older section of the property. Here, you'll find the focal point of the room: a charming inglenook fireplace, complete with a comforting wood burner fire. Despite its cosy ambience, the lounge maintains a generous size, providing ample space for relaxation and unwinding after a long day.

Adjacent to the lounge, the second reception room offers picturesque views of the rear garden and patio area. This versatile space could serve as a second family sitting room, perfect for casual gatherings or quiet evenings spent with loved ones. Alternatively, it could be utilised as a formal dining room, depending on your preferences and lifestyle.

Approximate Gross Internal Area
 Main House = 221 Sq M/2379 Sq Ft
 Garage = 25 Sq M/269 Sq Ft
 Total = 246 Sq M/2648 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 kitchen is truly the heart of the home, boasting a Rayburn cooker and fitted kitchen wall and base units in white, with roll-top counter worktops that offer ample storage and workspace. With enough room for a kitchen table, it's the ideal spot for casual family meals or morning coffee.

A convenient door provides easy access to the private rear patio area and garden, where you can enjoy the morning sun while dining al fresco or simply basking in the tranquillity of your outdoor oasis.

Having a utility or boot room is invaluable, providing extra space for storage and organisation. Whether it's storing outdoor gear, laundry essentials, or additional household items, this room adds practicality and convenience to the home.

Ascending to the first floor, you'll notice the spaciousness of this property, with four double bedrooms and a family bathroom featuring a modern suite. The principal bedroom suite stands out, boasting its own ensuite shower room for added convenience and luxury.

STEP OUTSIDE



Stepping outside, it's clear that the current owners are keen gardeners the grounds are beautifully landscaped and well-tended. The presence of a vegetable patch is a bonus for anyone interested in growing their produce or living the good life. Providing a beautiful focal point for the outdoor space, this majestic beech tree not only adds natural beauty to the garden but also offers shade and a sense of privacy.

The cottage garden at the front of the property adds to the charm and character of the home, with its picturesque setting and well-tended landscaping creating a welcoming entrance. The ample parking, along with cobbled areas leading to the attached garage at the side.

AGENTS NOTE:

The one neighbouring property has right of access over the driveway to a car parking space at the back of the neighbouring property. However, Pear Tree Cottage own the driveway. Has a TPO on the beech tree.

INFORMATION

Postcode: NP16 6EJ
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Mains
EPC: F





DIRECTIONS

From Chepstow, take the A466 Wye Valley Road towards Tintern, passing the Chepstow racecourse. On arrival in St Arvans bear left just after the Piercefield Inn, taking the Devauden road. Proceed for a few hundred yards and the property is 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)	38	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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