



CAERWENT

Guide price **£550,000**



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# BEECHDOWN HOUSE

7A Lawrence Crescent, Caerwent, Caldicot, Monmouthshire NP26 5NS



Annexe offering income potential & multi-generational living  
Off road parking for three cars  
Conservatory

This spacious detached property offers well-proportioned rooms and flexible accommodation over three levels to provide what is now a beautifully presented family home offering the option of multi-generational living, additional income potential from the self-contained annexe and home working facilities.

The property is located within the popular village of Caerwent. The village is steeped in history and was founded by the Romans, it was considered to be an important settlement and although it now provides a modern village environment, the Roman ruins are some of the best preserved in Europe.

The village provides a range of local amenities to include a pub, shop and post office, farm shop, church, garage, recreation field with village hall.

There are many countryside walks close by, as is the A48 which provides links with Newport and Chepstow, where access to the M4 can be found for those wishing to commute. The property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.



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## KEY FEATURES

- Self contained annexe
- Seven bedrooms
- Superb re-fitted kitchen with integrated appliances
- Spacious living room with a media wall
- Enclosed rear garden
- Well located for local amenities and commuting



# STEP INSIDE



Upon entering, you are greeted by a welcoming reception hallway, serving as the central link from which all ground floor rooms extend, ensuring a seamless flow throughout the home. Adjacent to the hallway lies a convenient cloakroom, tastefully appointed with a modern two-piece suite.

Positioned to the left of the hallway is the study, a generously proportioned front-facing reception room, perfectly suited for those who seek a dedicated workspace within the comfort of their home environment.

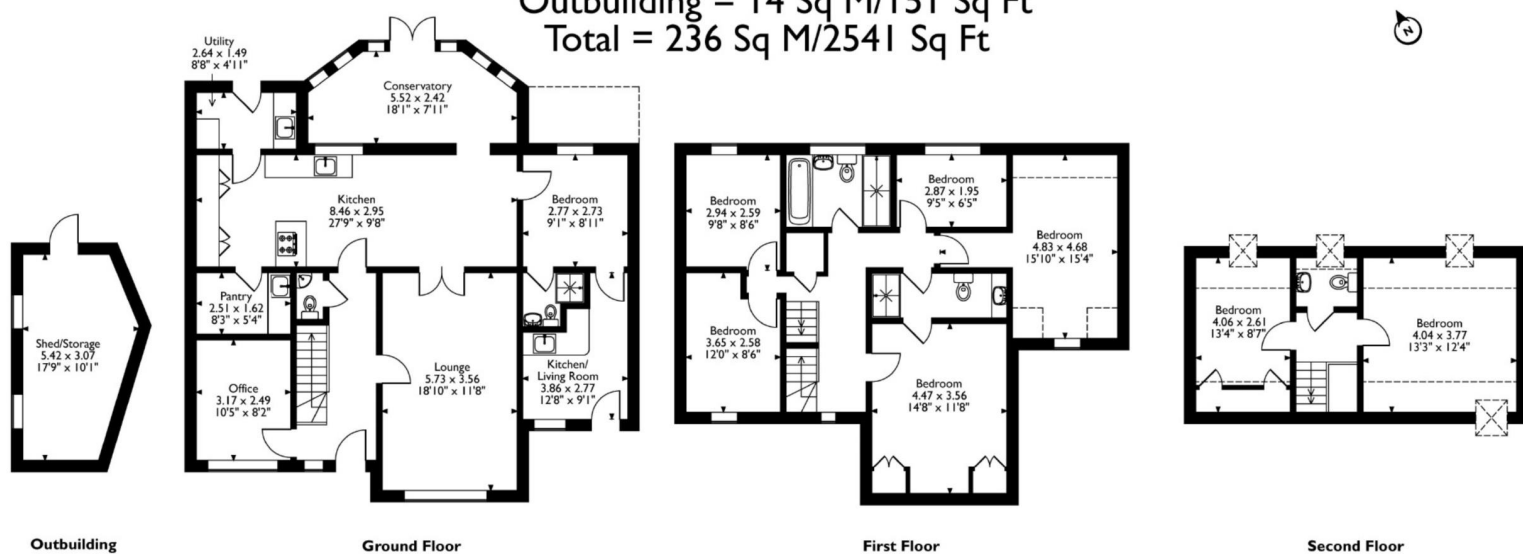
Continuing through the property, the sizeable living room, also front-facing and accessed either directly from the hallway or through beautifully crafted bespoke wooden arch doors from the dining area. This spacious reception area boasts a captivating media wall, designed to accommodate a 65-inch television, complemented by a modern electric built-in fire featuring a log and pebble effect.

The heart of the home, however, lies within the impeccably re-fitted kitchen, offering both style and functionality with its extensive range of flush high gloss units, accentuated by high-grade work surfaces and flooring, and with low-level LED lighting for added ambiance. A suite of integrated appliances including a wine chiller, dishwasher, coffee machine, tall fridge and separate freezer, two ovens, hob with canopied extractor, and microwave.

Moreover, the kitchen seamlessly transitions into a dedicated dining area, conveniently connected through patio doors leading to the conservatory. Adjacent to the kitchen, a practical walk-in pantry and utility room, complete with plumbing and rear access, offer additional storage and functionality.

Meanwhile, the conservatory, serving as an extension of the main dwelling, provides supplementary reception space with delightful views over the rear garden. Additionally, the conservatory offers direct access to the annexe (details of which are listed later).

Approximate Gross Internal Area  
 Main House = 222 Sq M/2390 Sq Ft  
 Outbuilding = 14 Sq M/151 Sq Ft  
 Total = 236 Sq M/2541 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.

Ascending to the first floor the landing facilitating access to all first-floor. The rooms on this floor offer a versatile layout, primarily serving as bedrooms but adaptable to various needs and preferences.

The principal bedroom, accessible from the landing, boasts a unique feature an alternative entry point through a modern shower room, ingeniously designed to offer flexibility by functioning either as a main shower room for general use or as an ensuite exclusively for the principal bedroom.

Fitted with a contemporary three-piece suite, to include an oversized shower enclosure. The double bedroom itself is complemented by bespoke furniture. Additionally, the first floor accommodates three double bedrooms, each offering generous proportions and versatility, alongside a single room currently utilised as a dressing room. Rounding off the first-floor amenities is a modern family bathroom, re-fitted to include a freestanding bath and a double-width shower enclosure fitted with a rain shower.

Venturing to the second floor, there are an additional two bedrooms. Positioned to the right-hand side, a spacious double room.

On the opposite side lies an additional single room, currently re-purposed as a cosy sitting room, fitted with practical storage. Complementing these two rooms is a central cloakroom fitted with a wc and wash hand basin.

Lastly, the property boasts an attached self-contained annexe, adding another dimension of functionality and versatility. This independent space features its own access and currently operates as an Air B&B under the Government rent a room scheme, offering a potential tax-free income of up to £7500 per annum.

Beyond its income-generating potential, the annexe presents an opportunity for multi-generational living. The accommodation within the annexe comprises a compact yet well-designed open-plan living, dining, and kitchen area, equipped with a range of base storage kitchen units, a 2-ring hob, circular sink, and integrated fridge.

Furthermore, the annexe includes a rear-facing double bedroom, providing access to the conservatory of the main dwelling. Completing the annexe accommodation is an ensuite shower room, tastefully appointed with a modern three-piece suite.

# STEP OUTSIDE



Situated at the front elevation, the property offers dedicated parking for up to three cars, complemented by a small lawned area. Gated access to both side elevations ensure security and privacy, with separate entrances leading to both the main dwelling and the annexe, providing convenience and independence.

To the rear, there is a well-enclosed garden, bordered by fencing for added privacy. The outdoor space features a lower faux grassed area, perfect for leisure activities, coupled with an upper lawned area, offering ample space for relaxation and recreation. Enhancing the outdoor, a raised decked seating area and a wooden pergola provide ideal spots for al fresco dining. Completing the functionality of the rear garden, a useful garden shed situated at the side elevation.

#### AGENTS NOTE:

The solar panels to the roof are leased for 25 years from 2011 (the property is freehold).

## INFORMATION

Postcode: NP26 5NS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

Leaving Chepstow, take the third exit off the roundabout at the top of the town, remaining on the A48 - signposted Caerwent. Pass St Pierre on the left-hand side and at the next roundabout continue straight over and continue along the A48 for a few miles. Passing Caerwent Farm Shop on the left-hand side bypass the village and take the next right turn into Dinham Road, and take the first right turn into Lawrence Cres, where the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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