



BROCKWEIR

Guide price **£450,000**



ARCHER & CO

WEIR HOUSE

Brockweir, Chepstow, Gloucestershire NP16 7NQ



3 bed detached period property
Set on the bank of the river Wye
Wonderful location in the Wye valley

This charming 3-bedroom detached period property presents an excellent opportunity for families seeking a beautiful Victorian home. The well-designed layout features three spacious bedrooms along with a family bathroom, providing comfortable living spaces for everyone.

One of the highlights of this property is the versatile attic room, accessible via the third bedroom. This additional space can easily serve as a snug, office, or tranquil retreat, adapting to your family's needs and lifestyle. This flexibility enhances the home's overall appeal, making it suitable for various dynamics and purposes.

With its period features and inviting ambiance, this property masterfully blends character and practicality, making it an ideal choice for modern family living. Don't miss the chance to make this lovely Victorian home yours!

Situated conveniently between the charming towns of Chepstow and Monmouth, this property truly offers the best of both worlds. Residents enjoy easy access to a diverse array of dining options, shopping venues, and sports facilities, catering to a wide range of interests and activities.

Chepstow's historic castle stands as a prominent feature of the area, providing a picturesque and culturally rich backdrop that underscores the region's deep-rooted history. This stunning landmark not only enhances the local scenery but also serves as a reminder of the area's vibrant past.

In addition to its historical allure, Chepstow is ideally positioned as a gateway to major motorways like the M48 and M4, ensuring exceptional connectivity to nearby cities such as Bristol, Newport, and Cardiff. The presence of a mainline train station further enhances travel options, making commuting and exploring the surrounding areas convenient for both residents and visitors alike. Whether you're seeking a peaceful retreat or a hub for daily living, this location offers an ideal balance of tranquility and accessibility.



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KEY FEATURES

- 3 bedroom period property
- Lovely front garden
- Modern kitchen
- Formal dining room
- Beautiful river bank location
- Situated in the village of Brockweir



STEP INSIDE

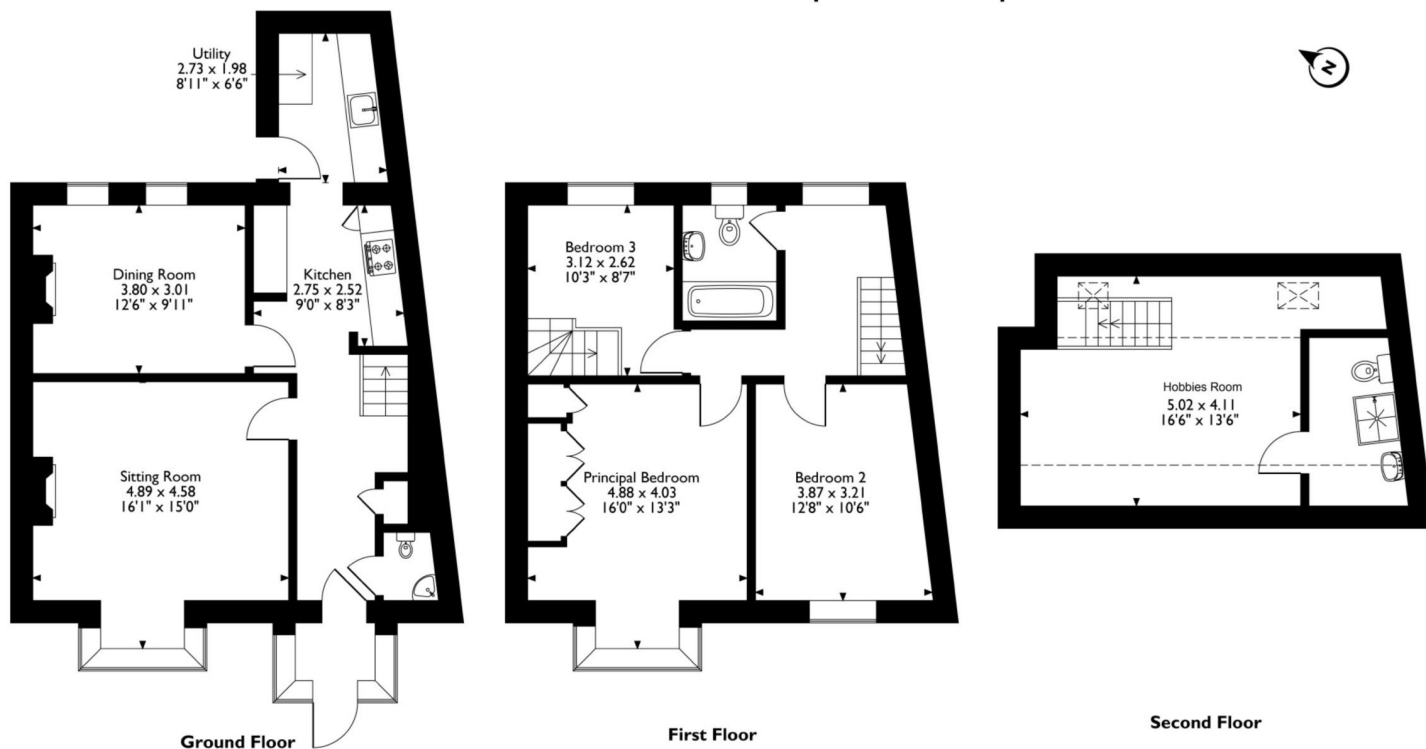


As you stroll down the path toward this lovely detached property, you'll notice the attention to maintaining the beautifully landscaped main garden, which offers stunning views of the river Wye and Brockweir bridge.

Upon entering the home through a charming porch, you are welcomed into a hall that sets a warm and inviting tone for the rest of the property.

To your left, you'll find the main sitting room, featuring a cosy wood burner that adds warmth and charm to the space. A large window floods the room with natural light while providing picturesque views of the garden outside. This property boasts high ceilings and original panel door details that connect you to its rich history. The tiled flooring throughout ensures easy maintenance while adding a stylish touch to the interiors.

Approximate Gross Internal Area Main House = 122 Sq M/1313 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.

The formal dining room, with its thoughtful look-through to the kitchen, promotes interaction while entertaining guests. This open connection allows you to easily engage with family and friends while preparing meals or serving food, creating a seamless flow for gatherings. The kitchen is fitted out in on-trend modern grey units, complete with a built-in oven and electric hob, providing a sleek and functional space for culinary endeavours. Beyond the kitchen, you'll find the utility area, which includes rear door access for added convenience.

Ascending to the first floor, you'll discover a lovely, bright, and welcoming principal bedroom, complete with ample fitted wardrobes for convenient storage. The two additional bedrooms are well-proportioned, with one having convenient access to the large attic room, which features its own shower, adding a unique touch to this property. Completing this floor is the modern white family bathroom suite, ensuring that all the needs of the household are comfortably met.

This home offers a harmonious blend of classic character and modern convenience, making it an ideal sanctuary for family living and entertaining. With its delightful gardens, spacious interiors, and thoughtful design, this property truly has it all.

STEP OUTSIDE



The front garden serves as the main outdoor space and is beautifully landscaped, featuring a lush grassy area complemented by charming flower borders along the sides. This serene setting creates an inviting atmosphere, perfect for enjoying sunny days and outdoor activities.

Additionally, the property includes a small stone outhouse at the front, providing convenient storage solutions for gardening tools, outdoor furniture, or other belongings. This practical feature adds to the functionality of the garden while maintaining the property's aesthetic appeal.

AGENTS NOTE:

i) Due to the location of the property, the vendor has maintained standard insurance coverage throughout the 40 years she has lived there. However, potential flooding remains a consideration given the property's proximity to the river, it is worth noting that there are flood defences in place.

ii) This property's sewerage discharges into the stream running to the side of the property under the roadway and into the river. (The Environment agency is aware of this situation and understands the particular limitations of the property)

INFORMATION

Postcode: NP16 7NQ

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: None

EPC: F





DIRECTIONS

From our Chepstow office proceed along the main Wye Valley/Monmouth Road, turning right towards the village of Brockweir. As you enter the village after crossing the bridge, take the first left and the property is on the right.



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)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	34	78
EU Directive 2002/91/EC		

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