



UNDY

Guide price **£840,000**



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HOLLYBUSH

Vinegar Hill, Undy, Caldicot, Monmouthshire NP26 3EJ



5 bedrooms
Detached stone barn
Sizeable gardens

Vinegar Hill is located within the beautiful village of Undy. The surrounding area of Undy provides a peaceful and picturesque setting, ideal for those seeking tranquillity. The property is ideally situated for local schooling and commuting, with junction 23A (M4 access) only a short distance away.

The delightful village square at Magor is the hub of the community and offers an array of bespoke shops, cafes, eateries and public houses, along with a supermarket, post office and doctors' surgery. Undy Primary School is only a short distance from the property, as is the newly constructed community hub.

Hollybush is a charming and substantial detached character cottage, originally constructed in approx. 1890 as a modest farmhouse. Over the years, it has been thoughtfully transformed with two architecturally designed extensions, resulting in a spacious and versatile home that perfectly balances period charm with modern living. The property now offers generous accommodation, ideally suited for family life and entertaining.

Set in a sizeable and well-maintained garden, the outdoor space provides a serene environment for relaxation, gardening, or outdoor gatherings. Additionally, the property features a detached stone barn, which holds significant potential for a variety of uses, subject to the necessary planning permissions.



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KEY FEATURES

- Character Cottage
- Flexible reception space
- Farmhouse kitchen with dining options
- Popular semi-rural location
- Ideally located for commuting
- Close to local amenities including schooling



STEP INSIDE

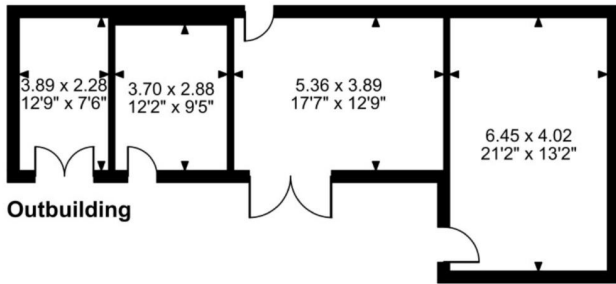


The front entrance opens into a spacious and character-filled reception hall, setting the tone for the charm and versatility that defines the property. Split into distinct areas, the hall features a staircase leading to the first floor and a convenient cloakroom fitted with a two-piece suite. From here, the home unfolds into a variety of well-appointed reception spaces, each offering its own unique appeal.

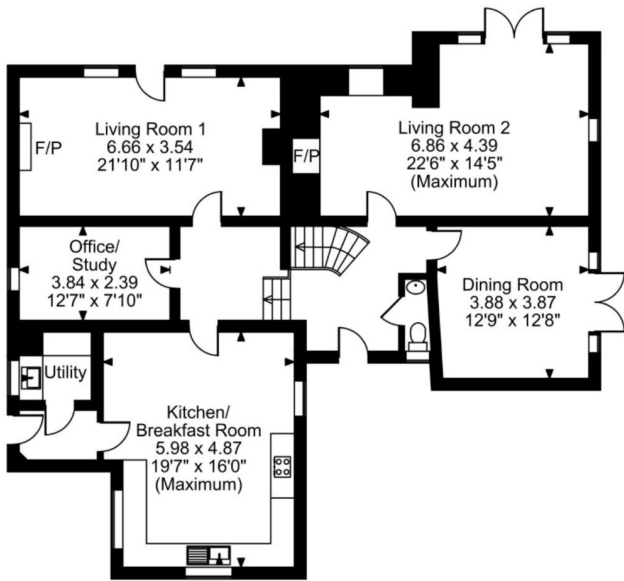
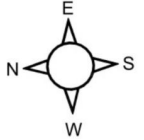
The dining room is generously sized to accommodate a full dining table, making it an ideal setting for hosting gatherings. The living room is a stunning reception area, showcasing a mezzanine level and an open, exposed stone chimney that exudes rustic charm. A full-sized picture window bathes the room in natural light and offers picturesque views of the garden, creating a tranquil and inviting atmosphere.

A second reception room, the sitting room, provides a cosy and elegant retreat. Its ornate fire surround serves as a striking focal point, while two sash windows (original shutters available) frame lovely garden views. A door leads directly to the rear garden, further enhancing the connection between indoor and outdoor living. For those who work from home, the study offers a practical workspace.

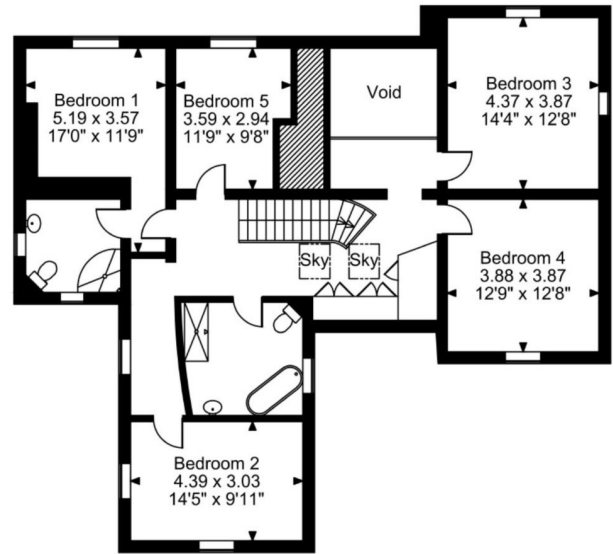
The kitchen serves as the heart of the home, designed with a traditional farmhouse aesthetic. It features an extensive range of base and wall units, complemented by wooden work surfaces and a Fired Earth terracotta-tiled floor. The centrepiece is a gas-fired Aga, nestled within an attractive reclaimed brick surround. Triple windows provide natural light and offer delightful garden views. The space easily accommodates a dining table, making it perfect for casual family meals. An inset Belfast sink and ceiling spotlights add further character and functionality. Adjoining the kitchen, a rear lobby with a stable door provides convenient outdoor access, while a separate utility room enhances



Approximate Gross Internal Area
 Main House = 2769 Sq Ft/257 Sq M
 Outbuilding = 732 Sq Ft/68 Sq M
 Total = 3501 Sq Ft/325 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Ascending to the first floor, you are welcomed by a galleried landing that exudes character and light. Overlooking the living room below, this space creates a sense of openness and connection within the home. Natural light is introduced through two Velux windows, enhancing the airy ambiance, while fitted storage and an airing cupboard add practicality to the charm.

The first floor boasts five generously proportioned bedrooms, each capable of accommodating a double bed. The principal suite features a spacious double bedroom with garden views and an en-suite bathroom. The en-suite is thoughtfully fitted with a three-piece suite, including a corner shower for indulgent relaxation.

The additional bedrooms provide flexibility for family members, guests, or hobby spaces, each offering comfort and versatility. The family bathroom offers a fitted four-piece suite that includes an oversized shower cubicle, a freestanding oval bath, and an elegant circular basin. These features are beautifully complemented by a Mandarin-tiled floor, adding a touch of sophistication to this well-appointed space.

STEP OUTSIDE



Approached via a private driveway, the property enjoys a sense of exclusivity and ample practicality. The driveway leads not only to the main house but also to a charming stone barn, providing generous off-road parking for multiple vehicles. The stone barn and stable, full of character and potential, has previously served as a games room and presents exciting opportunities for future use, subject to planning.

Both the barn and stable have their own bounded garden, offering a self-contained outdoor space perfect for creative projects, additional accommodation, or leisure activities. This area also includes a convenient outside WC, enhancing its versatility.

The rear garden, accessed through gated entry, is a delightful south-east-facing retreat. Spacious and well-bounded for privacy, it features multiple seating areas ideal for entertaining, dining al fresco, relaxing in the hot tub, or simply soaking up the tranquil surroundings.

AGENTS NOTE:

There are two plots within the current title that are being offered for sale independently. The title for these will be split once sale is agreed.

INFORMATION

Postcode: NP26 3EJ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for approx. 6 miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and take the next turn right onto Vinegar Hill. Continuing up the hill where the entrance to Hollybush can be found on the right-hand side, please use the lower drive.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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