



BROCKWEIR

Guide price **£620,000**



ARCHER & Co

ROSE COTTAGE

Brockweir Common, Brockweir, Chepstow, Gloucestershire NP16 7NS



5 bed detached country cottage
Situated in the heart of the Wye valley
Private rural location, with open countryside views

Nestled in the heart of the surrounding countryside of the hamlet of Brockweir, this property boasts a unique blend of character and charm, waiting to be transformed into a truly special family home.

Brockweir common is a picturesque hamlet surrounded by stunning natural beauty, featuring lush woodlands and scenic riverbank views. This charming community has a rich history and is renowned for its warm and welcoming atmosphere. In addition to its idyllic setting, Brockweir benefits from a village shop, just a short distance away by car, providing easy access to essential services, and a vibrant community that makes it a haven for those seeking a peaceful rural lifestyle.

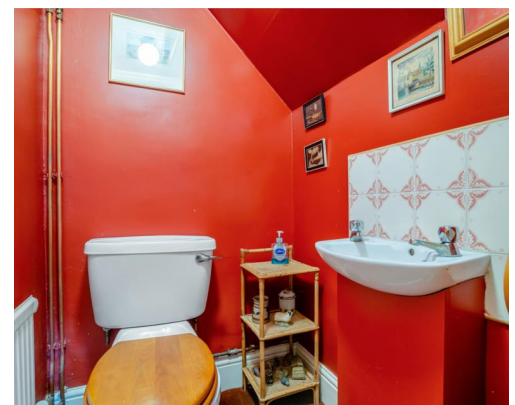


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KEY FEATURES

- 5 bedroom detached country cottage
- Set in a beautiful location
- Opportunity to update and remodel
- No upper chain
- Additional parcel of land included



STEP INSIDE



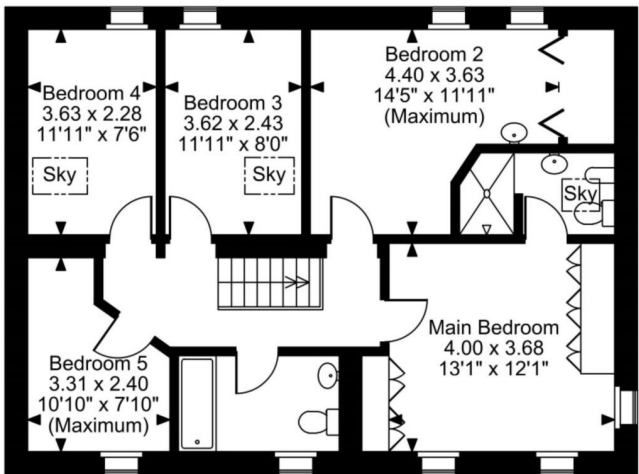
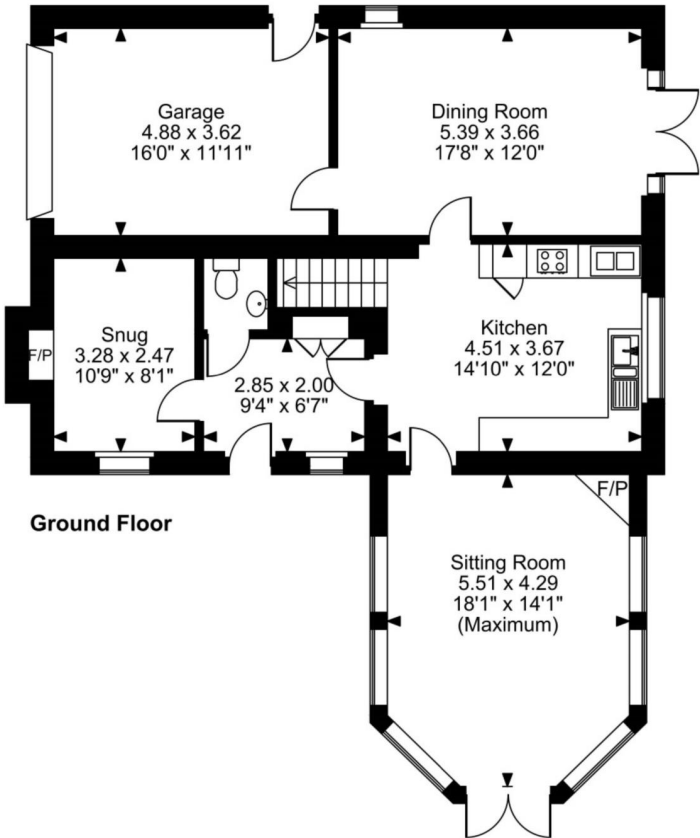
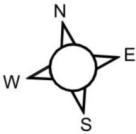
As you step into the generous hall through a solid oak door, you'll quickly realise this home has so much to offer. To the left, you'll find a snug room featuring an old farmhouse stone fireplace and a wood burner, creating a perfect retreat for cosy evenings spent with a good book.

The kitchen, located just off the hall, retains its original charm with beams and a kitchen from the 1980s, presenting an excellent opportunity to transform it into your dream culinary space.

Adjacent to the kitchen is a spacious separate dining area, complete with French doors that open onto the rear garden and pathway and side garden with a path that wraps round to the front garden.

One of the most spectacular features of this property is the vaulted ceiling room at the front, which boasts captivating views of the open countryside and the Wye Valley, allowing you to bask in the afternoon sun.

Approximate Gross Internal Area
Main House = 1702 Sq Ft/158 Sq M
Garage = 193 Sq Ft/18 Sq M
Total = 1895 Sq Ft/176 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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As you ascend to the first floor, this property certainly delivers on bedroom size and functionality, featuring a total of five bedrooms, two of which are cosy singles.

The layout also includes a well-appointed family bathroom for convenience. The principal bedroom stands out with its ensuite shower room, ensuring privacy and comfort.

This space is perfect for families or those looking for ample living arrangements. Discover the perfect blend of space and versatility in this lovely home!

STEP OUTSIDE



The exterior of this property does not disappoint, boasting a beautiful and private garden filled with mature shrubs and trees providing a serene and private retreat for relaxation. But that's not all - the property also comes with a bonus, a small parcel of ground located just a short stroll down the lane, which is included on the same title. This additional space offers endless possibilities, whether it's for extra parking, a vegetable patch, or simply an additional area of lawn or garden to enjoy.

In addition to the garden, the property benefits from a convenient and spacious integral garage, providing ample storage and protection for your vehicles. And with off-road parking for three cars, you'll never struggle with parking again. The combination of a beautiful garden, additional land, and convenient parking options makes this property a true gem, perfect for those seeking a peaceful and practical home.

INFORMATION

Postcode: NP16 7NS

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

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, proceed up the hill and take a third turning left follow this road and it splits take the right fork, proceed taking the next right at the next fork in the road called Hillgay Road and the property is on the right.

What3words: ///hired.earmarked.stars



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	23	66
EU Directive 2002/91/EC		

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