



DIRECTIONS

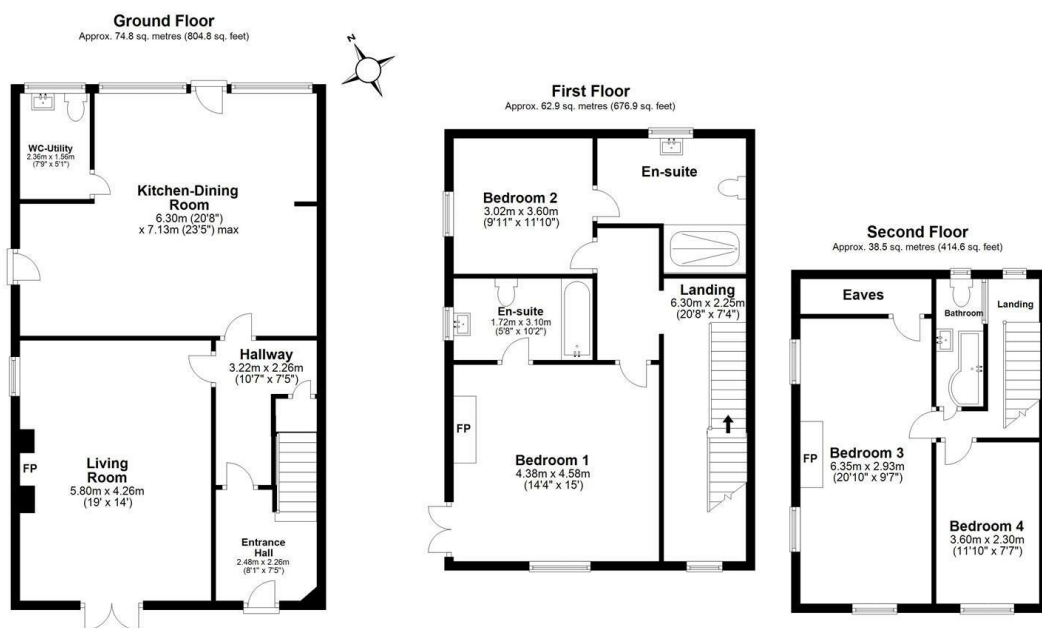
From our Chepstow office proceed up the high street passing through the arch and continue to the top of the road. Turn right onto the A48 and continue until you reach the roundabout where you will take the third exit, continuing along the A48 passing through Pwllmeyric. At the next roundabout, take the second exit towards Newport, still along the A48, and continue before turning left signposted Caerwent. Continue through the village where Caerwent Parva can be found on your right hand side, just before the war memorial.

SERVICES

The property benefits all mains services to include gas central heating.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**CAERWENT PARVA, CAERWENT ROAD, CAERWENT,
CALDICOT, MONMOUTHSHIRE, NP26 5AY**



£525,000

**Sales: 01291 629292
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon & Co are delighted to present to the market, Caerwent Parva, formally one half of Caerwent House and offering an exciting and rare opportunity to acquire a stunning Period residence enjoying a prominent position within the historic Roman village of Caerwent.

Having been carefully restored by the Spitalfields Trust, a leading conservation charity, over the last few years, the property affords a wealth of original character features, coupled with contemporary finishes and comprises deceptively spacious, yet flexible accommodation arranged over three floors to include four double bedrooms (two with en-suite facilities), a generous living room and a fantastic open plan kitchen/dining/family room. Set in spacious, level grounds to the front, side and rear, Caerwent Parva also benefits from extensive driveway parking and boasting beautiful unspoilt views to the rear over historic Roman remains and countryside beyond. This attractive village home will no doubt appeal to a variety of markets, and we strongly advise a viewing to appreciate the full extent of what the property offers.

The property is ideally situated within the heart of the charming and historic Roman village of Caerwent, residents will enjoy the proximity to local amenities, ensuring convenience in daily living. A bus service connects the village to the nearby towns of Chepstow and Caldicot being 5 miles and 3 miles respectively and therefore well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles.

OUTSIDE

The front entrance is accessed by pedestrian gate with steps leading down to a pathway. There is a front garden area mainly laid to lawn and enclosed by attractive stone walls. A separate gate leads from the front garden to the side of the property, driveway and gardens. The private driveway is accessed via double gates to the side which leads to further garden areas which will be laid to lawn. There is a stone wall to the front boundary and fencing to the side and rear. The rear courtyard has open access from the side and affords a further area for a bistro dining table, accessed directly off the kitchen/ dining room. The gardens are generous and mainly level, as well as being low-maintenance.

SERVICES

The property benefits all mains services to include gas central heating. EPC exempt.



SECOND FLOOR STAIRS AND LANIING

Providing access to both bedrooms and family bathroom. Solid wood flooring.

BEDROOM 3

Affording a light and airy bedroom with windows to front and rear elevations. Door into eaves storage and additional overhead storage (to be accessed by a ladder). Solid wood flooring.

BEDROOM 4

A double bedroom with window to the front elevation. Solid wood flooring.

FAMILY BATHROOM

A brand new suite to include panelled bath with shower unit over, WC and pedestal wash hand basin. Velux window. Solid wood flooring.



GROUND FLOOR

RECEPTION HALL

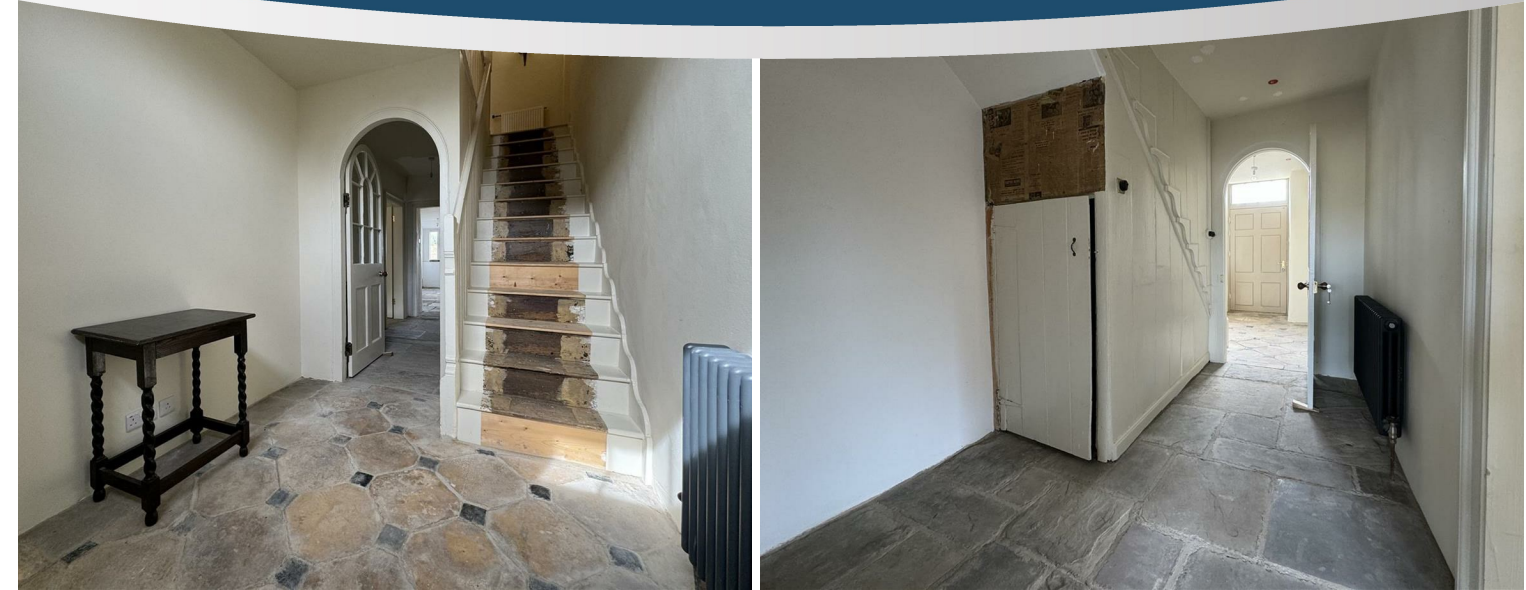
A welcoming reception hall with attractive original tile floor, staircase leading to the first floor and door leading into the inner hall.

INNER HALL

Affording a beautiful flagstone floor, useful understairs storage cupboard, doors to both the living room and kitchen/dining/ family room.

LIVING ROOM

Situated at the front of the ground floor, this generous reception room enjoys a flagstone floor, French doors opening out to the front garden, a window to the side overlooking further private gardens and a delightful exposed stone fireplace with flagstone hearth and a freestanding wood burner which really is the focal point of the room.



KITCHEN/DINING/FAMILY ROOM

Comprising a spacious 'L' shape room once again affording a character flagstone floor throughout and exposed beams. The family/dining area offers flexible space and enjoys a door leading out to the rear courtyard. The kitchen area provides ample space for a range of wall and base units and there is currently a door leading out to the side. Please Note: there is currently no kitchen, allowing the incoming purchaser to specify a bespoke designed. The Vendor will work with the buyers to assist with this with a £10-15K contribution towards installation. Door to: -

CLOAKROOM/WC

FIRST FLOOR STAIRS AND LANDING

Reclaimed original exposed wooden floorboards throughout the landing. Providing access to both bedrooms as well as a very useable landing space at the front which could make an ideal study/library area, enjoying a window to the front elevation. A staircase leads up to the second floor.

PRINCIPAL BEDROOM

The principal bedroom offers a generous size with solid wood flooring, an original cast iron fireplace with marble surround. Window to the front elevation as well as south facing Juliet balcony offering views over the gardens and rolling countryside beyond. Door leading to:-

EN-SUITE

A brand new suite to comprise a WC, pedestal wash hand basin and bath with shower attachment. Window to the side elevation. Solid wood flooring.

BEDROOM 2

Another double bedroom with window to the side elevation overlooking the gardens and door to the en-suite. Solid wood flooring. Door leading to :-

EN-SUITE

A spacious room comprising a brand-new suite to include WC, pedestal wash hand basin and walk-in shower cubicle. Window to the rear elevation. Solid wood flooring.

