DIRECTIONS

From our Chepstow office proceed up Moor Street turn right onto A48. Continue up the hill, taking the third exit on the roundabout. Carry on through the village of Pwllmeyric and past St Pierre resort, at the next roundabout turn left and then take the first left signposted Leechpool. Continue along this road, as you enter the village of Portskewett turn left onto Black Rock Road, where following the numbering the property can be found on your left hand side.

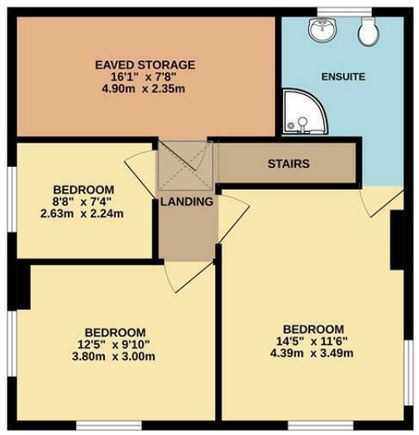
TENURE - FREEHOLD

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

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.

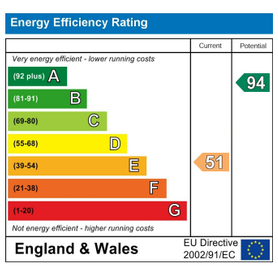
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

AUST FARMHOUSE 19 BLACK ROCK ROAD, PORTSKEWETT, MONMOUTHSHIRE, NP26 5TW

3 2 2 E

GUIDE PRICE £565,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

This attractive detached farmhouse is situated at the end of a quiet country lane in the popular village of Portskewett and offered to the market with the benefit of no onward chain. The existing well-planned layout briefly comprises to the ground floor: entrance hall, dual aspect lounge, a second reception/dining room, kitchen/breakfast room, utility and a family bathroom whilst the first floor offers principal bedroom with en-suite shower room, a second guest double bedroom and a third single bedroom. The property further benefits private driveway/parking for at least two vehicles, a detached red brick building offering storage as well as extensive gardens and grounds extending to approximately one acre offering fantastic potential for a small holding if desired. The property is deceptively spacious and offers versatile living accommodation with the opportunity to extend if desired and of course subject to the necessary consent.

Situated in a popular village location you are within easy reach of local schooling and amenities in both Caldicot and Chepstow as well as a local shop, doctors surgery, sought after primary school and pub/restaurant in the village of Portskewett.

GROUND FLOOR

ENTRANCE HALL
Wooden door to front elevation and windows to both sides. Feature quarry tiled flooring. Staircase to first floor landing.

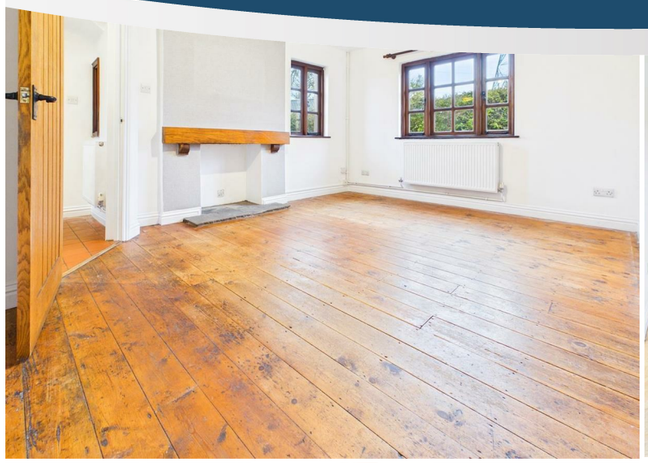
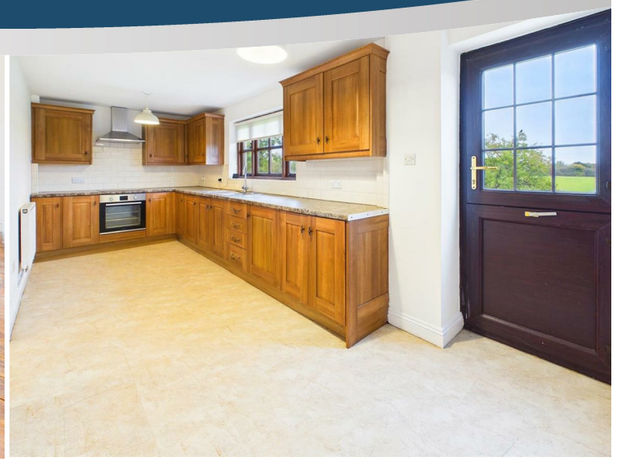
LOUNGE
4.39m x 3.71m (14'5" x 12'2")
Well-proportioned formal reception room with dual aspect to the front and side elevations. Feature fireplace with wooden lintel and flagstone hearth with potential to insert a wood burner if desired. Ceiling beams and solid wood floor.

DINING ROOM
3.78m x 3.00m (12'5" x 9'10")
A second reception room with window to the front elevation. Solid wood flooring.

INNER HALLWAY
Under stair storage cupboard and tiled flooring.

FAMILY BATHROOM
Comprising a thee-piece suite to include panelled bath with mains fed shower unit over and tile surround, pedestal wash hand basin with tile splashback and low-level WC. Tiled floor. Frosted window to the side aspect.

KITCHEN/BREAKFAST ROOM
5.74m x 2.34m (18'10" x 7'8")
Appointed with a matching range of base and eye level storage units with ample laminate work surfacing over and tiled splashbacks. One and half bowl and drainer stainless steel sink unit with mixer tap. Four ring induction hob with extractor hood over and oven below. Integrated dishwasher and undercounter fridge. Window and stable door to rear elevation. Attractive travertine tiled flooring.



UTILITY ROOM
A practical space with laminate worktop and fitted overhead storage cupboards. Space and plumbing for white goods window to rear aspect.

FIRST FLOOR STAIRS AND LANDING
Velux window flooding lots of natural light. Loft access point and eaves storage.

PRINCIPAL BEDROOM
4.39m x 3.51m (14'5" x 11'6")
A generous main bedroom full of character with windows to front and side elevations. Solid wood floor and feature cast iron fireplace. Door to: -

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite comprising corner walk-in shower cubicle with electric shower unit and tile surround, pedestal wash handbasin with chrome taps and low-level WC. Frosted window to the rear aspect. Wood effect laminate floor.

BEDROOM 2
3.78m x 3.00m (12'5" x 9'10")
Double bedroom with windows to rear and side elevations. Solid wood floorboards and cast iron fireplace.

BEDROOM 3
2.64m x 2.24m (8'8" x 7'4")
A single bedroom with window to rear elevation.

PARKING
The property benefits from a private tarmac driveway to the front providing off-street parking for at least two vehicles.

GARDENS
The property is approached via a private gated pedestrian paved pathway leading to the front entrance door. The front gardens are mainly laid to lawn. To the side of the property is a feature red brick outbuilding providing fantastic storage or indeed potential for further conversion if desired, furthermore there is a wooden shed for storage. At the rear of the property there is a paved patio area providing an ideal spot for dining and entertaining whilst enjoying views across the private gardens, grounds and rolling countryside. In the corner of the garden area there is a raised deck area providing a superb BBQ spot or indeed ideal space for a hot tub. The property comes with approximately an acre of gardens and grounds offering a fantastic small holding opportunity.

SERVICES
Mains water and electricity. Oil fired central heating. Private drainage (septic tank).
Council Tax Band F.

AGENTS NOTE
Please note that some images were enhanced using AI.

