



Pwllmeyric Lodge,
Pwllmeyric,
Chepstow,
Monmouthshire,
NP16 6LE

Offers In Excess Of
£1,100,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Pwllmeyric Lodge comprises a spacious and elegant Georgian family home occupying a pleasant position within the sought after village of Pwllmeyric.

The property dates from 1805 and retains a wealth of character and charm whilst having undergone an extensive, thorough, and tasteful renovation within recent years to provide comfortable accommodation with the benefit of Georgian elegance and contemporary home comforts. The property is approached via a coach driveway and also has additional parking in the side courtyard giving access to the garage. Upon entering the property, you pass through the entrance porch into an impressive hallway which is open plan to the dining room, creating a sense of space and elegance. Beyond the dining room is the drawing room and then across the main hallway, we find the sitting room which is now open plan to the spacious and contemporary kitchen providing an excellent range of modern appliances along with central island. The rear hallway leads through to the ground floor cloakroom/WC, as well as giving access to further reception areas. To the first floor is a stunning principal suite with large bedroom and contemporary en-suite shower room, along with an impressive dressing room. There is also a further guest en-suite bedroom to this floor, with two further bedrooms and principal bathroom. In addition, there is a good-sized attic bedroom with further attic areas that could be utilised for further accommodation, if required. To the lower ground floor, there is an impressive cellarage with study, utility room and games room. The property stands within pleasant, manageable gardens located to the south of the house, with mature hedging offering good privacy and on the opposite side of the property, you will find the garaging and parking area.

Pwllmeyric itself is a well-respected village located approximately 1 mile from the historic town of Chepstow with a good range of local shopping and schooling facilities and excellent road links to the M48 motorway. Bristol Parkway is within easy reach, bringing the capital within easy train commuting distance.

SERVICES
All mains services are connected to include gas central heating, with two new boilers installed at the end of 2020.





