



DIRECTIONS

From our Chepstow office, proceed up Moor Street turning right onto the A48. Continue to the roundabout taking the third exit continuing along the A48. At the next roundabout take the first exit and continue along this road. Before reaching Caldicot, take the left hand turn to Portskewett and continue along this road with the property being the last on the left before reaching the 'T' Junction in Portskewett.

SERVICES

All mains services are connected to include mains gas central heating.

TENURE - FREEHOLD

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



**MANOR FARM HOUSE, 2 CRICK ROAD,
PORTSKEWETT, CALDICOT, MONMOUTHSHIRE,
NP26 5UL**



ASKING PRICE £475,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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 us. 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.

Manor Farmhouse, Portskewett offers a superb and rare opportunity for a prospective purchaser to acquire this spacious family home, brimming with characterful features and is being marketed at offers in the region of £500,000. This historic property is Grade II* Listed and offers generous accommodation with reception hall, shower room and utility area, dining room, sitting room and kitchen/breakfast room to the ground floor. To the first floor are two double bedrooms along with family bathroom and to the second floor are two further double bedrooms, one of which provides access to a fifth bedroom. The property is set within private gardens including cottage style front gardens and rear courtyard which leads to a spacious and private lawned area to the side of the property.

Being situated in Portskewett a range of local facilities are close at hand to include shop, pub, primary school and Doctors surgery along with a further abundance of amenities in nearby Chepstow and Caldicot. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

RECEPTION HALL

With hardwood entrance door, access to dining area and utility area.

DINING ROOM

A superb entertaining space complete with feature stonework fireplace, mullion windows to front and rear elevation and tiled flooring.

SITTING ROOM

A pleasant reception room situated to the front of the property with mullion windows and window seat to front and side elevations along with feature fireplace and quarry tiled flooring.

KITCHEN/BREAKFAST ROOM

Appointed with a matching range of oak base and eye level storage units with granite worktops. With Space for range cooker. Inset Belfast sink. Tiled flooring. Windows to side and rear elevation. Door leads to rear porch access.

GROUND FLOOR SHOWER ROOM AND UTILITY AREA

Utility area fitted with tiled flooring and with window to rear elevation. Access to the shower room complete with shower cubicle, pedestal wash hand basin and low level WC.

FIRST FLOOR STAIRS AND LANDING

A wide staircase with landing area offering mullion window to the rear elevation and stairs continuing to the first floor landing area. Part exposed stonework walls.

BEDROOM 1

A generous double bedroom with mullion windows to front and side elevations, wooden flooring and exposed wooden beams.

BEDROOM 2

A double bedroom with windows to side and rear elevations, wooden flooring.

FAMILY BATHROOM

A spacious family bathroom complete with three piece suite to include low level WC, pedestal wash hand basin and claw foot bath. Also benefiting from a range of fitted storage cupboards and windows to both front and rear elevations.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 3

A sizeable double bedroom with vaulted ceiling and exposed wooden beams, window to front elevation.

BEDROOM 4

A double bedroom with window to rear elevation and access to bedroom 5.

BEDROOM 5

Accessed via bedroom 4 and with rooflight and exposed wooden beams. This area could be utilised as a dressing room and/or en-suite for bedroom 4.

OUTSIDE

To the front the property is approached via pathway to front entrance door with solid wood gateway and cottage style beds and borders. The rear garden is set in a courtyard style with hardstanding and offering a private position. From the courtyard is a gate leading to the lawned side gardens offering a private space to enjoy with well stocked borders. Gated access to the front of the property, being utilised as access to off-road parking if required.

