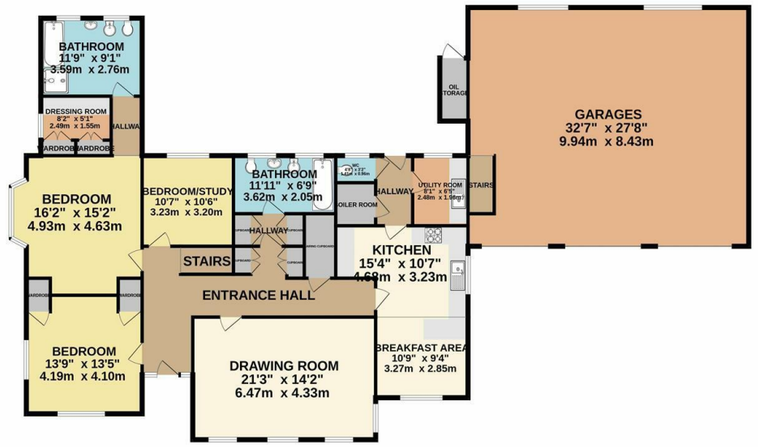
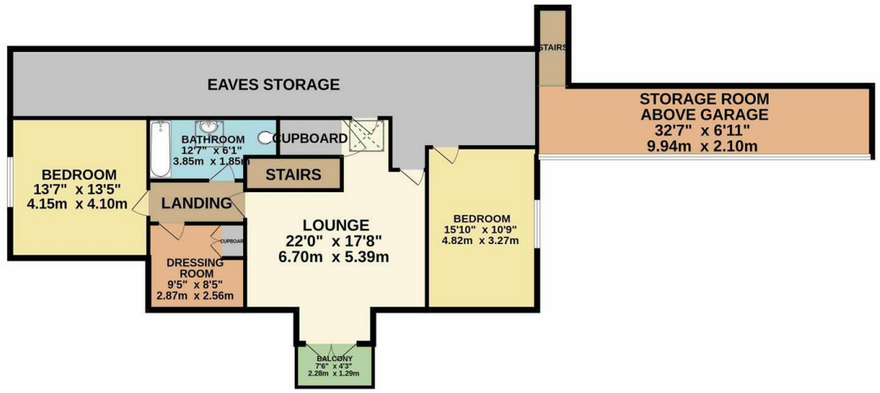
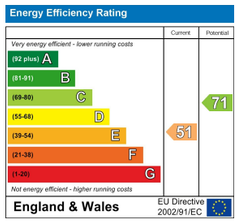
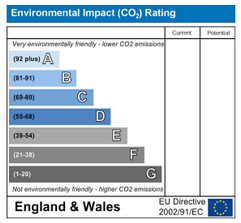
GROUND FLOOR
2677 sq.ft. (248.7 sq.m.) approx.



1ST FLOOR
1508 sq.ft. (140.1 sq.m.) approx.







SERVICES

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

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



Pen-y-Bryn Mopla Road, Tutshill, Chepstow, Gloucestershire, NP16 7PS

Asking Price £950,000

5 3 2 E







The house is approached from Mopla Road via a sweeping private driveway, creating an attractive sense of arrival and leading into the mature, established grounds. Extending to approximately one acre, the gardens complement a unique setting for the house, with the historic listed tower forming a particularly distinctive feature. Pen-y-Bryn is situated in the highly regarded village of Tutshill, an established and sought-after residential location offering a range of local amenities, shops and well-regarded schooling, including Dean Close. The historic market town of Chepstow, with its wider range of facilities is within comfortable walking distance.

The property represents a rare opportunity to acquire a substantial and individually designed residence in one of the area's most remarkable settings. Whilst offering generous and flexible accommodation in its present form, the property also presents exciting scope for sympathetic modernisation and enhancement, allowing a purchaser to create a truly exceptional bespoke home. With its commanding views, extensive private grounds, fascinating historical connections and enviable location, Pen-y-Bryn is a property of genuine distinction, offering an increasingly rare combination of setting, space and potential.





The first floor provides a particularly impressive living room, opening onto a balcony from which the spectacular panoramic views across the Wye Valley, Chepstow Castle and surrounding countryside can be fully appreciated. This level also accommodates a generous guest bedroom suite with its own dressing room and bathroom, together with an additional bedroom. Further enhancing the appeal of the property is a substantial detached triple garage, incorporating a first-floor storage room and garden room, offering considerable flexibility for a variety of uses.









PEN -y- BRYN

TUTSHILL - GLOUCESTERSHIRE

Stunning location set in 1 acre with views of Chepstow Castle

Distances

Chepstow town - 1 mile

M48 Severn Bridge Junction - 3 miles

Bristol Parkway - 16 miles

Accommodation and Amenities

Triple garage/workshop, two reception rooms, five bedrooms (one en-suite), two bathrooms, garden room.



Occupying a truly outstanding position, with breathtaking southerly views across the Lower Wye Valley towards Chepstow Castle and the historic town beyond, Pen-y-Bryn is an individually designed detached residence of considerable character and distinction, set within approximately one acre of private gardens.

Originally constructed in 1964 for Mr E Williams ARIBA, the former owner of the historic Beachley to Aust ferry, the property enjoys a remarkable setting, combining privacy and seclusion with the convenience of being within walking distance of Chepstow town centre.

Of particular historical interest is a Grade II listed tower, situated within the grounds and documented as early as 1584, reputed to have served either as a lookout tower associated with Chepstow Castle or as a windmill, this fascinating architectural feature adds a unique sense of history and individuality to the property.

Pen-y-Bryn offers exceptionally spacious and versatile accommodation, thoughtfully arranged over two floors to take full advantage of its elevated position and magnificent outlook.







The ground floor comprises a welcoming entrance hallway, an elegant drawing room, kitchen, complemented by a utility room and cloakroom. Also on this level is an impressive principal bedroom suite, complete with dressing room and en-suite bathroom, together with a further two bedrooms and separate bathroom.

