DIRECTIONS

What three words ///reflected.officer.lands

TENURE - FREEHOLD

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

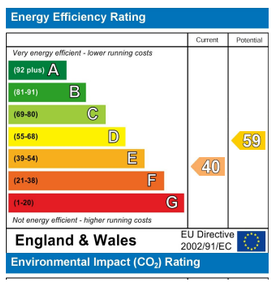
GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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

WELL COTTAGE, VEDDW, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PH

4 2 2 E

£750,000

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

Offered to the market for the first time in over half a century, Well Cottage is the perfect example of a charming and characterful country cottage surrounded by beautiful mature gardens and additional paddock totalling in excess of half an acre. Set within a stunning and desirable semi-rural location within easy reach of the popular villages of Devauden and St Arvans as well as being a short distance to the town of Chepstow and M48 motorway network. The original cottage has benefitted extensions and provides well-planned and deceptively spacious living accommodation that will no doubt suit a variety of markets, and we would strongly recommend arranging an internal viewing to appreciate all the cottage offers. Currently, the layout comprises to the ground floor; entrance hall/sun room, kitchen/breakfast room, generous lounge, second reception/dining room, boot room/rear hall, utility and a useful cloakroom/WC, whilst to the first floor there are four bedrooms including principal with en-suite shower, as well as a four-piece family bathroom.

The gardens and grounds really are a joy to wander; there is a feature stream that runs through the beautiful grounds coupled with plenty of areas to enjoy this idyllic country setting. Furthermore, there is a useful outbuilding offering fantastic versatility, depending on requirements and necessary consent. A generous area laid to lawn, private gated driveway, detached garage and additional paddock included within the same title, which offers further options for a prospective purchaser.

The Veddw itself is a beautiful spot nestled close to Chepstow with excellent road links via the M48 motorway junction, also near to beautiful countryside walks and other pursuits as well as the Wye Valley.



OUTSIDE

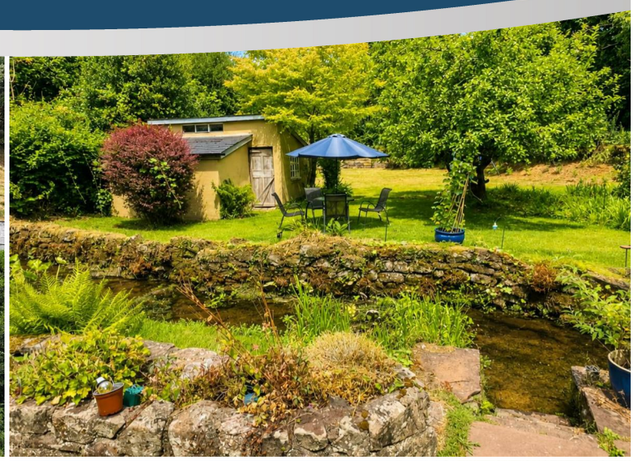
GARAGE
5.13m x 2.31m (16'10" x 7'7")
The property is approached via a private gated driveway providing off-street parking for several vehicles, as well as a detached garage.

GARDENS
Not only is the cottage itself a perfect opportunity to settle in and add your own stamp over time, the gardens and grounds that perfectly encircle the property really compliment Well Cottage and remind you that you are in an idyllic country setting enjoying privacy, peace and quiet. The total gardens and paddock, on one title, extend to over half an acre with the gardens comprising several generous areas laid to lawn, with an abundance of attractive trees, plants and shrubs, as well as a feature stream trickling through the grounds with a pretty bridge crossing over to further grounds where you will find a useful outbuilding offering the purchaser plenty of flexibility with the option of a home office/studio/workshop or gym, to name a few. It also includes some outbuildings and the outline of a former, now redundant, building, adding to its charm and potential.

Additionally, a very short walking distance away, there is another parcel of land included within the same title, affording vehicular gated access off the main lane and creating further possibilities for a buyer.

SERVICES
Mains water and electricity. Private cesspit drainage. LPG central heating.
Council Tax Band H.





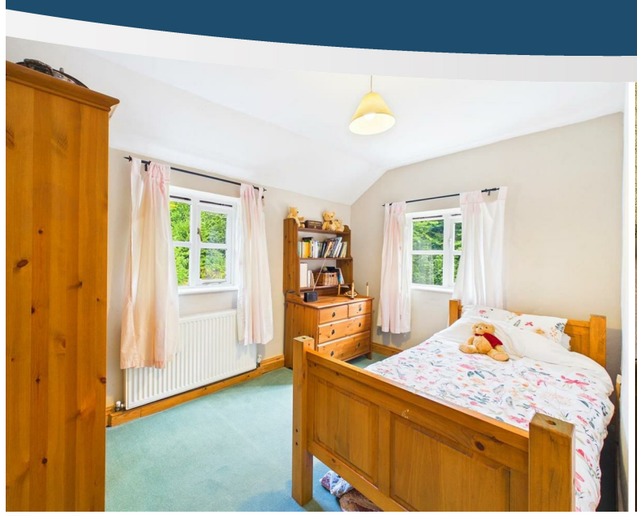




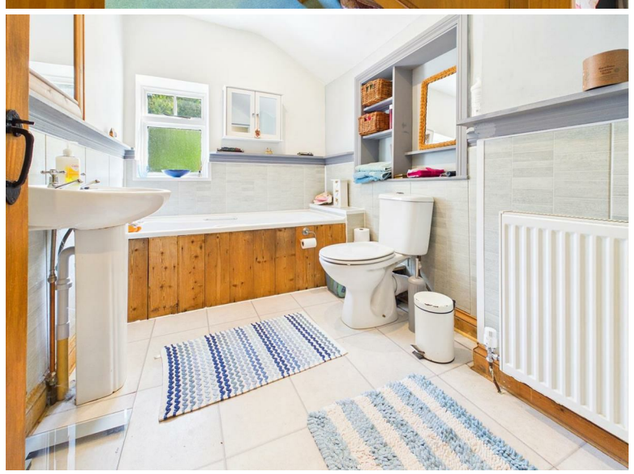
BEDROOM 3
3.25m x 3.10m (10'8" x 10'2")
A double bedroom with dual aspect flooding lots of natural light. Loft access point.

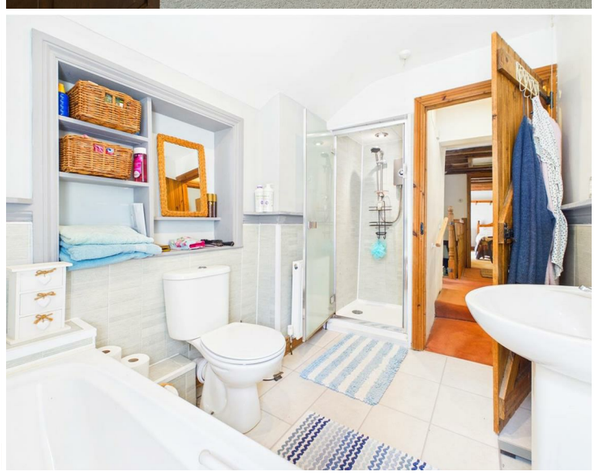
BEDROOM 4
3.66m x 3.10m (12'0" x 10'2")
A double bedroom with window to the front elevation. Access to eaves storage.

FAMILY BATHROOM
Comprising a four-piece suite to include panelled bath, shower cubicle with electric shower over, pedestal wash hand basin with mixer tap and low-level WC. Tiled floor and part-tiled walls. Frosted window to the side elevation.







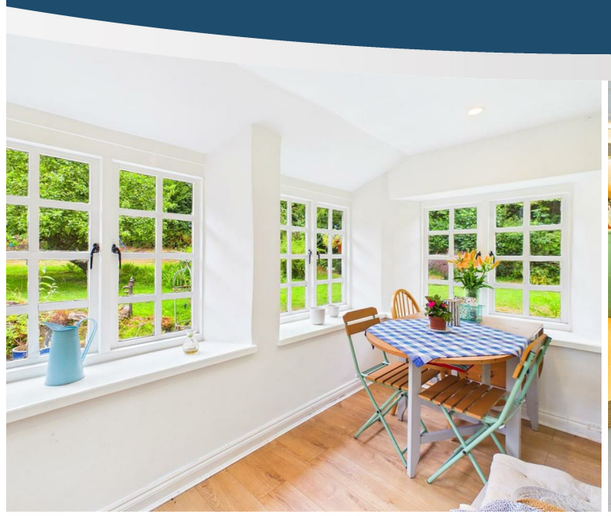


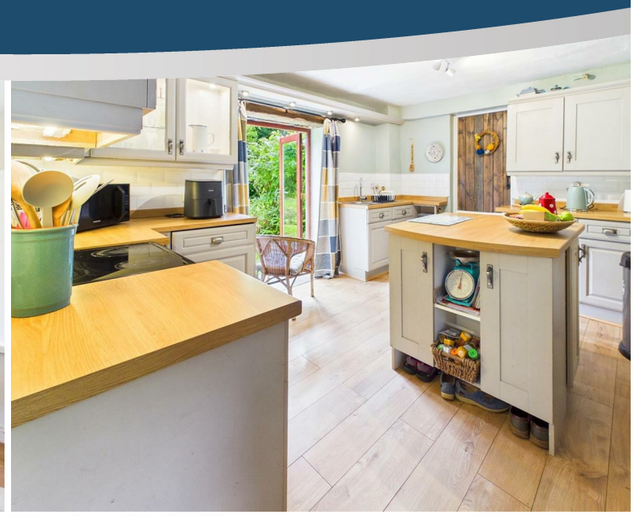
GROUND FLOOR

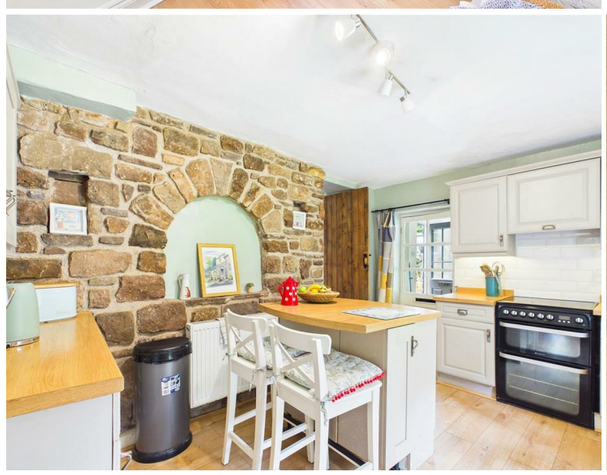
ENTRANCE HALL/SUN ROOM
A welcoming reception hall with door to front elevation and three windows overlooking the gardens. This space is currently utilised as breakfast area.

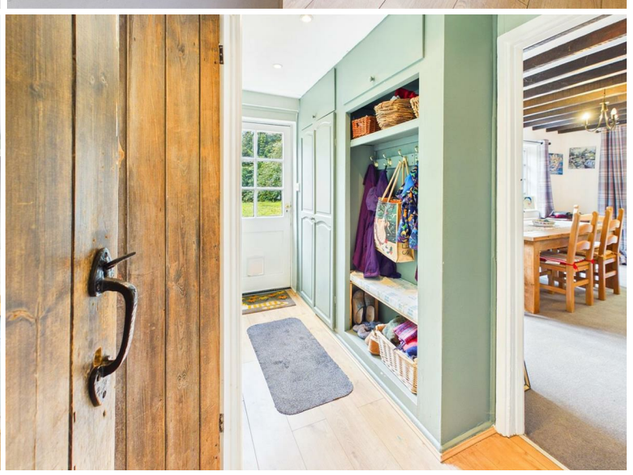
KITCHEN
3.96m x 3.25m (13'0" x 10'8")
Appointed with a matching range of base and eye level storage units with ample wood effect work surfacing over and subway style tiled splashbacks. Feature island. One bowl and drainer stainless steel sink unit with mixer tap. Freestanding cooker with concealed extractor over. Feature exposed original cottage stonewall and wooden French doors lead out to the gardens.

REAR LOBBY/BOOT ROOM
3.10m x 1.75m (10'2" x 5'9")
With fitted wardrobe and shelving. Door to rear elevation.







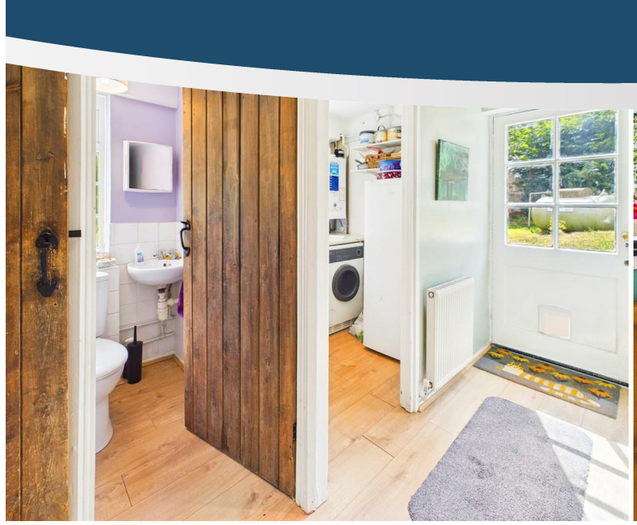
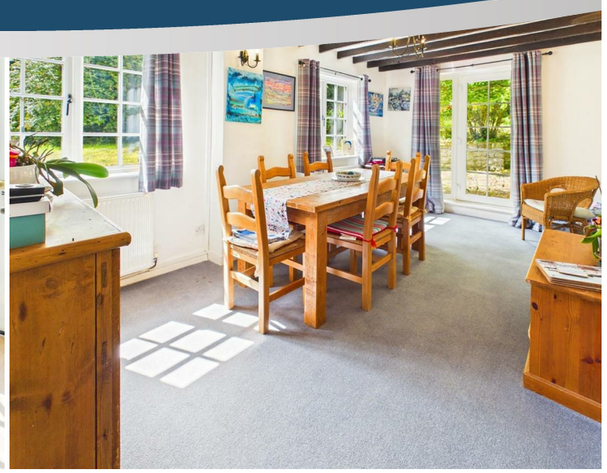


UTILITY ROOM
1.93m x 1.50m (6'4" x 4'11")
With fitted worktop along with space and plumbing for washing machine and tumble dryer. Space for fridge. Also housing the LPG gas boiler (still under warranty). Window to the side elevation overlooking the gardens.

CLOAKROOM/WC
Wall-mounted corner wash hand basin and low-level WC. Part-tiled walls. Frosted window to the side elevation.

DINING ROOM
4.98m x 3.10m (16'4" x 10'2")
A lovely well-proportioned formal dining room enjoying a dual aspect with patio door leading out to the front and two windows enjoying views over the gardens.

SITTING ROOM
6.65m x 3.96m (21'10" x 13'0")
A well-proportioned reception space enjoying three windows to the side elevation overlooking the generous gardens. Feature free standing wood burner with beautiful exposed stone surround and original bread oven. Stairs to first floor.



FIRST FLOOR STAIRS AND LANDING
A spacious landing with window to the rear aspect. Currently utilised as an office area.

BEDROOM 1
4.19m x 3.96m (13'9" x 13'0")
A very well proportioned main bedroom enjoying a dual aspect to both the front and the rear. Feature exposed ceiling beams.

EN-SUITE
A two-piece suite comprising a walk-in shower cubicle with tile surround and electric shower unit and wash hand basin inset to vanity unit with tile splashback.

BEDROOM 2
3.25m x 2.41m (10'8" x 7'11")
A double bedroom enjoying a lovely dual aspect overlooking the wrap around private gardens.

