

DIRECTIONS

From our Chepstow office proceed towards the village of Pwllmeyric, taking the turning on your left into Rosemary Lane where you will find Limekilns on your right hand side.

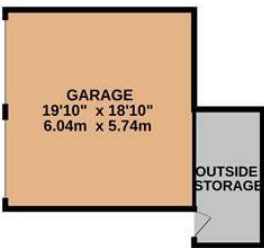
TENURE - FREEHOLD

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

GROUND FLOOR
1813 sq.ft. (168.4 sq.m.) approx.



1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2813 sq.ft. (261.3 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.

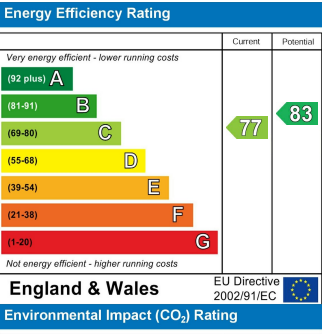
OFFERS

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.



LIMEKILNS, ROSEMARY LANE, PWLLMEYRIC,
CHEPSTOW, MONMOUTHSHIRE, NP16 6LA

4 2 2 C

£835,000

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

Limekilns comprises an individually designed and constructed detached family house occupying an enviable location within the popular village of Pwllmeyric and stands in large gardens of approximately a third of an acre. The property offers reception hall leading to an attractive living room with conservatory overlooking the gardens, family room, well appointed kitchen with an extensive range of built-in appliances, utility room along with ground floor cloakroom/WC and principal bedroom to the ground floor with dressing room and en-suite facilities. To the first floor are three double bedrooms with large family shower room.

Pwllmeyric is a popular village located close to the historic town of Chepstow and therefore benefits from good road connections to the M48 motorway, as well as being close to attractive countryside areas such as the world famous Wye Valley. The property also benefits from planning consent for an orangery. We strongly recommend a viewing to appreciate what this property has to offer.

GARAGE
6.05m x 5.74m (19'10" x 18'10")

Detached double garage with two up and over doors, power and light. There is also a substantial garden shed to the rear.

GARDENS AND GROUNDS
Limekilns benefits from it's own private drive providing ample parking space, with extremely large level gardens, mainly laid to lawn, with a good variety of trees and shrubs and attractive views to the south-west towards the Severn Estuary and beyond with the benefit of a further garden shed.

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

SERVICES
All mains services are connected to include gas central heating.
Council tax band G



BEDROOM 2
4.70m x 2.92m (15'5" x 9'7")

A spacious double bedroom with window to rear elevation with extensive views. Range of good quality built-in bedroom furniture.

BEDROOM 3
5.23m x 3.91m (17'2" x 12'10")

A double bedroom with windows to front and side elevations. Eaves storage.

BEDROOM 4
4.09m x 3.99m (13'5" x 13'1")

A double bedroom with window to front elevation. Eaves storage with wall mounted gas fired boiler providing domestic hot water and central heating.

SHOWER ROOM

Spacious shower room appointed with a contemporary three-piece suite comprising step-in shower, low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Loft access point. Window to side.

OUTSIDE



GROUND FLOOR

RECEPTION HALL

With door to side elevation, window to front elevation. Stairs to first floor with bespoke under stairs wine storage.

CLOAKROOM/WC

With low-level WC and wash basin with taps and tiled splashback. Frosted window to front elevation.

LIVING ROOM

6.81m x 4.22m (22'4" x 13'10")

A spacious, bright and airy reception room with French doors to the side elevation. Contemporary fireplace with gas fire, built-in display shelving along with surround sound system. French doors to: -

CONSERVATORY

4.88m x 3.86m (16'0" x 12'8")

Spacious uPVC double glazed conservatory with French doors to side elevation. Attractive views of the rear gardens.



STUDY
3.81m x 3.00m (12'6" x 9'10")

With window to rear elevation overlooking the gardens and French doors to the side.

KITCHEN
5.31m x 4.22m (17'5" x 13'10")

Stylishly appointed with an extensive range of bespoke units from Cymru Kitchens with granite work surfacing over with upstands. Bespoke breakfast table. One and a half bowl sink unit with Quooker tap. Large range cooker with induction hob and concealed extractor over. Integrated dishwasher and American style fridge/freezer. Attractive background lighting with kickplate lighting. Large window to front garden. Travertine flooring with under floor heating.

UTILITY ROOM
Appointed with a matching range of base and eye level storage units with work surfacing over. Inset single drainer sink unit with mixer tap. Space for washing machine and tumble dryer. Under floor heating. Door to side elevation.

MAIN BEDROOM
5.44m x 3.15m (17'10" x 10'4")
A bright and airy main bedroom with windows to rear and side elevations. Extensive range of good quality, built-in bedroom furniture along with walk-in dressing room.

EN-SUITE SHOWER ROOM
A well-appointed en-suite shower room which has been stylishly updated with step-in shower, vanity wash basin with mixer tap and low-level WC, both inset to storage unit. Window to front elevation.

FIRST FLOOR STAIRS AND LANDING
A large, bright and airy landing with window to side elevation and cupboard housing hot water cylinder.

