DIRECTIONS

From our Chepstow office proceed along the Wye Valley Road to Monmouth. Turn left into the village of Brockweir, continue through the village without deviation and proceed up the hill for approximately 250 yards where you will find Honeyfield Farm on your left-hand side.

SERVICES

Mains water and electricity. Septic tank drainage. Oil fired central heating.

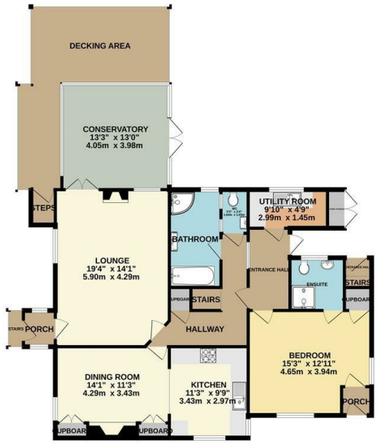
Council Tax Band D.

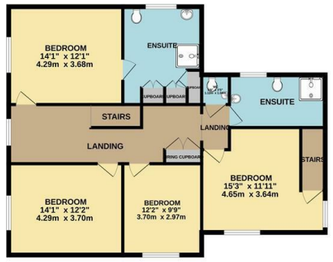
TENURE - FREEHOLD

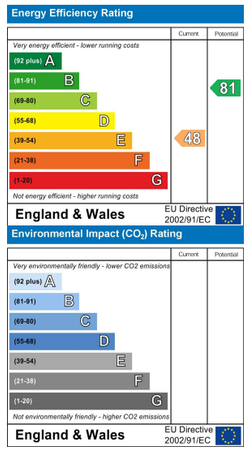
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1532 sq.ft. (142.4 sq.m.) approx.

1ST FLOOR
1025 sq.ft. (95.3 sq.m.) approx.







TOTAL FLOOR AREA : 2558 sq.ft. (237.6 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.



HONEYFIELD FARM, BROCKWEIR, CHEPSTOW, GLOUCESTERSHIRE, NP16 7NN

5 4 2 E

GUIDE PRICE £895,000

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

Honeyfield Farm comprises a detached period farmhouse which has been updated over recent years to provide comfortable family accommodation, along with the flexibility to utilise two letting rooms if required, for either Airbnb or private residential use. The property stands on the periphery of the popular Wye Valley village of Brockweir and is conveniently located to both the historic towns of Chepstow and Monmouth. Furthermore, the property benefits from 25 acres of grounds offering pastureland, extensive woodland with nature stream and a variety of outbuildings and a small barn.

The property briefly comprises to the ground floor; rear hallway, cloakroom/WC, family bathroom, attractive stair hallway with period tiling giving access to the updated kitchen and dining room, spacious living room with doors out to the conservatory. To the first floor, principal bedroom with large en-suite shower room, two further family bedrooms and guest cloakroom/WC and former letting bedroom now utilised as an additional family bedroom with en-suite shower room. Previously ran as a successful B&B, there is fantastic opportunity to re-instate this, depending on personal requirements.



OUTSIDE

GARDENS AND GROUNDS
The property stands in its own pretty formal gardens benefiting from lawn to the rear with fishpond, raised decked area with steps down to lower lawn and woodland. To the side of the house, a five-bar gate leads to a gravel parking area with an additional range of outbuildings. The grounds themselves are believed to approach approximately 25 acres with extensive woodland area, attractive natural stream and large and useful paddock areas of approximately 10 acres in total.

SERVICES
Mains water and electricity. Septic tank drainage. Oil fired central heating.



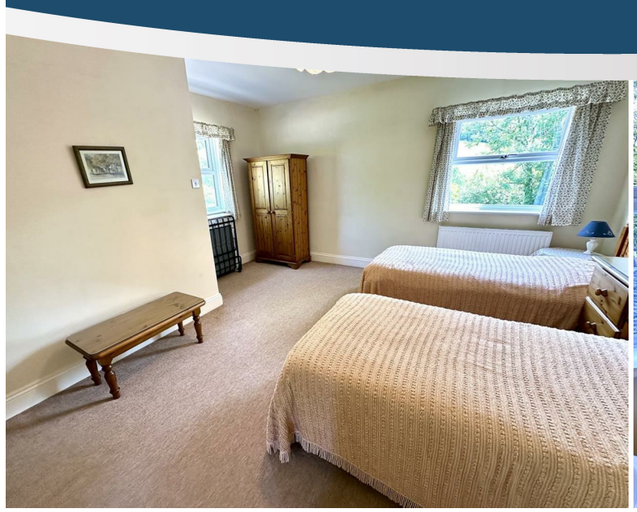


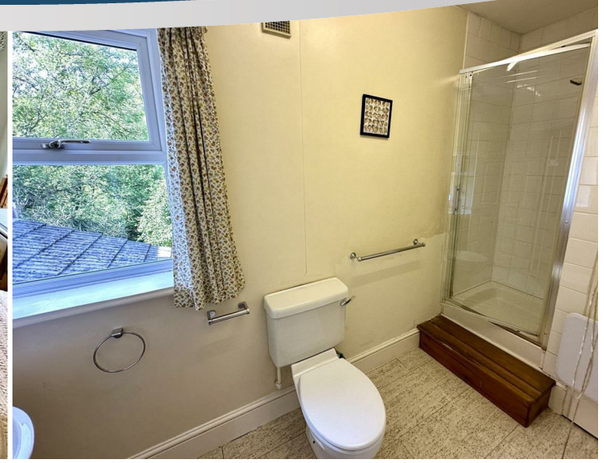




CLOAKROOM/WC
With low level WC and wash hand basin.

ADDITIONAL GUEST BEDROOM WITH EN-SUITE
Formerly part of the Bed & Breakfast accommodation but now currently incorporated into the main house. As with the downstairs room, this room has its own separate door and stairway and could easily be utilised for an Airbnb or Bed & Breakfast if required. Otherwise, it is an attractive additional bedroom with its own en-suite shower room.









GROUND FLOOR

REAR HALLWAY
With tiled flooring. Door to side elevation.

UTILITY ROOM
With a range of storage units and oil fired central heating boiler.

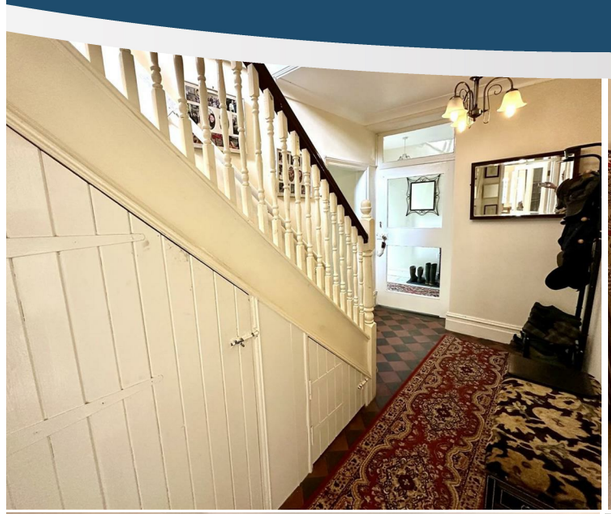
STAIR HALLWAY
With period stairs and balustrade. Attractive exposed quarry flooring.

CLOAKROOM/WC
With low level WC and wash hand basin.

FAMILY BATHROOM
Appointed with a three piece suite to include corner shower cubicle, wash basin set to storage unit with mixer taps and panelled bath with taps. Window to side elevation.

LIVING ROOM
5.89m x 4.29m (19'4" x 14'1")
An attractive principal reception room with period fireplace. Window to front elevation. Door to front entrance porch.

CONSERVATORY
4.04m x 3.96m (13'3" x 13'0")
A uPVC conservatory with glazed roof, tiled flooring and French doors to garden.





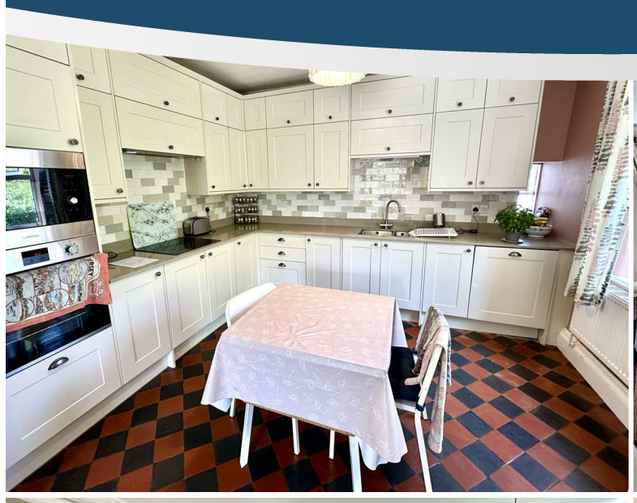
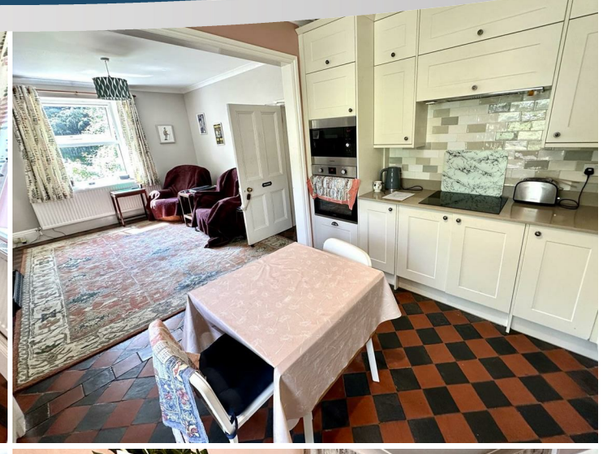




KITCHEN
3.43m x 2.97m (11'3" x 9'9")
Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Four ring electric hob with concealed extractor over, built-in eye level oven and microwave. One and half bowl stainless steel sink unit with mixer tap. Built-in dishwasher. Window to side elevation. Open to: -

DINING ROOM
4.29m x 3.43m (14'1" x 11'3")
With two built-in period china display cabinets and fireplace with wood burning stove. Window to front elevation.

ADDITIONAL RECEPTION ROOM/BEDROOM WITH EN-SUITE
4.65m x 3.94m (15'3" x 12'11")
A useful room with windows to rear and side elevations and its own entrance door, along with en-suite shower room. Currently the vendors have incorporated this accommodation into the main family house, but it could be separated to be utilised for Airbnb or Bed & Breakfast.



FIRST FLOOR STAIRS AND LANDING
A spacious landing area with access hatch to large roof storage area with drop down ladder. Airing cupboard.

BEDROOM 1
4.29m x 3.68m (14'1" x 12'1")
With window to front elevation. Attractive feature fireplace. Door to:-

EN-SUITE SHOWER ROOM
A large en-suite room currently offering step-in shower, low level WC and wash hand basin set to storage unit. Part-tiled walls. Storage cupboard. Window to side elevation. There is also another entrance door to this from the landing creating Jack & Jill potential, if required.

BEDROOM 2
4.29m x 3.71m (14'1" x 12'2")
A double bedroom with window to front elevation and feature fireplace.

BEDROOM 3
3.71m x 2.97m (12'2" x 9'9")
A double bedroom with window to side elevation.

