



Shepherd's Cottage, Llanvaches Lane
Llanvaches, Caldicot, Newport, NP26 3BH

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NP26 3BH

- Detached stone built cottage
- Offered with No Onward Chain
- Two double bedrooms both with En suite facilities
- Open plan living with exposed timbers, woodburning stove and feature fireplace
- Fitted kitchen with pantry
- Driveway with ample parking
- Courtyard and gardens with countryside views
- Edge of village location. Excellent commuting links

Guide Price
£395,000

Unit 6 Manor Way, Library Place, Chepstow,
Monmouthshire, NP16 5HZ
chepstow@david-james.co.uk
Tel 01291 626775
www.david-james.co.uk

Description

A characterful rural cottage set on the edge of the village of Llanvaches, offered with the benefit of No Onward Chain. The property provides two ground floor double bedrooms, both with en-suite facilities, together with a first floor open plan lounge/dining/kitchen featuring vaulted ceilings, exposed timbers and a woodburning stove. Externally there is driveway parking, a rear courtyard and side garden with lawned gardens and useful outbuilding. The property enjoys open countryside views and a peaceful setting.

Situation

Situated on the edge of the highly desirable village of Llanvaches there are a number of facilities nearby including the Rock & Fountain public house and restaurant and The Woodland Tavern in nearby Llanvair Discoed. Wentwood Forest is on the doorstep providing walking and cycling opportunities for outdoor enthusiasts. Chepstow, Caldicot, Langstone and Magor provide a range of facilities including primary and secondary schools, doctors and dentists along with a full range of food stores and supermarkets. Being just under half a mile from the A48 easy access to the motorway network is gained via J2 of the M48 being 8 miles and J24 of the M4 just 5 miles away. The property lies equidistant between Bristol and Cardiff both being approx. 24 miles away.

Ground Floor Accommodation

The property is entered via an entrance hallway with tiled flooring and windows to both the side aspect and rear courtyard, creating a light and practical reception space. A small step down leads into a particularly impressive double bedroom featuring two windows, a vaulted ceiling and exposed timbers, giving the room a wonderful sense of height and character. A door leads through to a well-appointed shower room fitted with a corner shower cubicle, vanity wash hand basin and WC. There is plumbing for a washing machine and tumble dryer, and a cupboard housing the central heating boiler. A step up from the hallway provides access to a further double bedroom, benefitting from an under-stairs storage cupboard and its own ensuite bathroom. The ensuite comprises a bath with shower over, vanity wash hand basin and WC, together with built-in storage cupboards.

First Floor Accommodation

A staircase rises from the hallway to the first floor landing with window to the side aspect, leading through to an attractive open plan living space.

The kitchen area is fitted with a range of units and drawers incorporating a sink unit, under-counter cooker with hob and extractor above, and a charming wooden pantry. A window overlooks the rear aspect. The lounge/dining area is a standout feature of the home, enhanced by solid wood flooring and a vaulted ceiling with exposed timbers. A feature fireplace housing a woodburning stove creates a cosy focal point, while a window to the front aspect and a door opening onto the rear courtyard seating area allow for excellent natural light and easy indoor-outdoor flow.

Outside

A driveway leads to the front of the property providing off-road parking for several vehicles. The gardens are bounded by open fields, enjoying attractive countryside views and a peaceful rural setting. The main garden is situated to the side of the property with a pathway leading to the rear of the garden where there is access to a stone and timber outbuilding. Immediately to the rear of the property is a lower courtyard garden laid to flagstone paving slabs, with steps rising to a further seating terrace and a gateway leading through to the side garden, where there are four LPG Gas tanks situated serving the neighbouring cottages, along with a gateway leading to the rear lane. The property also has a spacious outbuilding, useful for storage as well as housing a log burner.

Agents Note

Further details regarding the solar panels are available from the agent on request.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, water and drainage.

EPC Rating: G

Local Authority

Monmouthshire County Council

Council tax band: F

Viewing

Strictly by appointment with the Agents:

David James, Chepstow

PLANS AND PARTICULARS

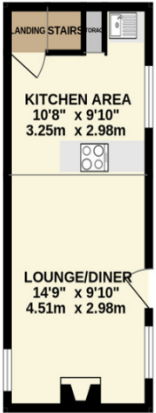
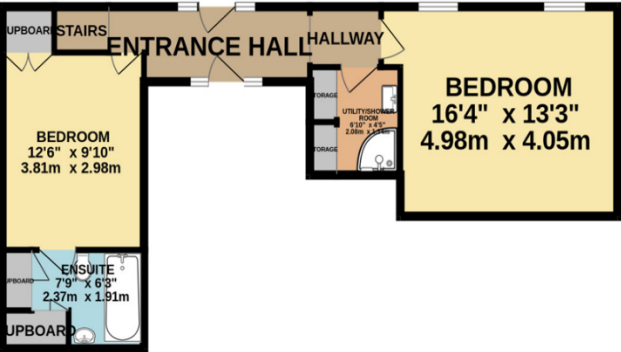
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

