



Ty Gwyn, Caerwent

Caldicot, Monmouthshire, NP26 5AH



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Former Gate House set in 0.22 acres with double garage & outbuildings. The property comprises three double bedrooms, kitchen, bathroom, living room, study, conservatory, utility & cloakroom.

- Detached period property, former Gate House to Dewstow Gardens
- Living Room, Study
- Kitchen, Utility Room, Cloakroom
- Three double bedrooms
- Refitted bathroom
- External office
- Double garage/workshop
- Set in 0.22 acres private grounds
- Close to all amenities, excellent commuting links via road & rail

Offers in excess of
£550,000

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Description

Built in 1898, this detached single storey property, formally the Gatehouse to Dewstow Gardens is located in the sought-after area of Caerwent. The property benefits from a peaceful and picturesque setting while being within commuting distance of nearby towns and cities, via motorway and rail. Local amenities are easily accessible, including shops, schools, and recreational facilities.

The modernised property boasts three bedrooms, with a versatile layout and home office. The interior features a cosy living room with a feature stone fireplace and Canadian Vermont wood burner, fitted kitchen, utility room, cloakroom, refitted bathroom, and a conservatory providing additional reception space. Situated on a generous 0.22 acre plot, the property includes private gardens, a driveway for several vehicles, and a detached double garage with a workshop/office area and a separate outside office.

Situation

Situated off Dewstow Road on the edge of the the historic Roman settlement of Caerwent, surrounded by open countryside. Located between Chepstow and Caldicot being 5 miles and 3 miles respectively it is well placed to take advantage of the amenities, schools and shops in the local centres. For those commuting the A48 provides access to the M4 with the Severn Bridge just 6 miles away and the M4/M5 Interchange 12 miles away. The regional centres of Bristol are 21 miles, Cardiff 26 miles and Newport 14 miles with Severn Tunnel Junction and Caldicot rail stations located near by.

Accommodation

Enter into an enclosed porch with feature stained glass windows, leading into the living room with doors off to the study, all bedrooms, & inner hallway. The living room has a window to the front aspect, the focal point is the stone fireplace with inset Canadian Vermont wood burner. Double doors provide access into the conservatory, constructed in 2020, with tinted glass roof and windows overlooking the patio and gardens.

The study is accessed from the living room and provides the ideal space for the home office or hobby room.

An inner hallway houses an airing cupboard, loft access, door to the family bathroom and through to the kitchen comprising a range of wall and base units with worksurfaces, incorporating a one and a half sink bowl and drainer, electric oven and hob. Integrated dishwasher, window to rear aspect and tiled flooring. Glazed double doors lead to the conservatory, and a single door leads through to the rear utility room, with fitted

storage units and sink unit, floor standing Worcester central heating boiler fitted in 2024. Tiled flooring, two windows and stable style door to gardens. The cloakroom is located off the utility room and comprising WC, tiled flooring and window to rear aspect.

There are three double bedrooms all with windows overlooking the grounds, bedroom three having the benefit of a feature fireplace.

The family bathroom has been recently refitted to provide a double shower cubicle, feature bath with mixer taps and shower attachment, wash hand basin and WC. Heated towel rail, two feature stained glass windows and tiled flooring.

Outside

The property is set in 0.22 acres, surrounded by private areas of lawn and patio, providing plenty of room to relax or entertain outdoors, with space for outdoor pursuits or perfect for the gardening enthusiast.

The double garage, measuring 22' 8" x 19' 7", provides ample storage and potential for workshop, hobbies or projects. Additionally, the property features a versatile outbuilding with a window and radiator, currently utilised as an office.

Agents Note

The property has benefitted from recent modernisation in 2024 to include, Worcester Condensing Boiler, replacement soffits and guttering, refitted bathroom and the erection of a conservatory in 2020.

The property benefits from solar panels that are owned by the property and generates an income from unused power that has been generated. Further details available from the agent.

Services

The property benefits from mains electric and water, Oil Central Heating & Private Drainage via a Septic Tank. In addition, Solar Panels are fitted and owned by the property generating electricity.

EPC rating D.

Local Authority

Monmouthshire County Council. Council tax band E.

Tenure

We are informed the property is Freehold, intending purchasers should verify this with their solicitor.

Viewing

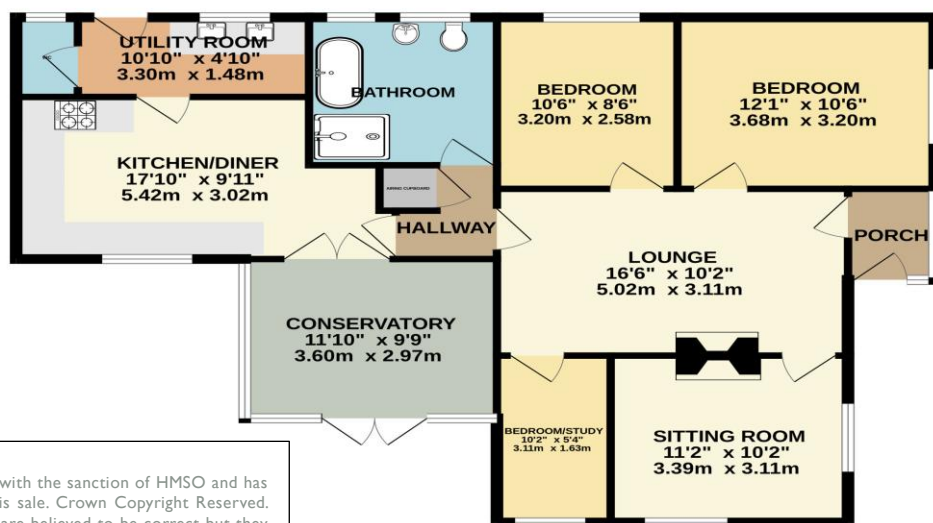
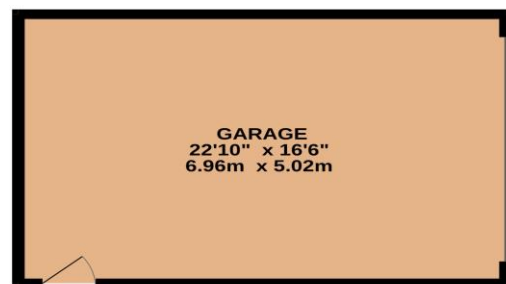
Strictly by appointment with the Agents: David James, Tel 01291 626775.



FLOOR PLAN



GROUND FLOOR
1388 sq.ft. (129.0 sq.m.) approx.



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

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.

TOTAL FLOOR AREA: 1388 sq.ft. (129.0 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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