



VINE COTTAGE

Brockweir, Chepstow NP16 7PF



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Brockweir, Chepstow NP16 7PF

- A Delightful Detached Period Property
- Comprehensively Refurbished and Extended
- Enjoying a Tranquil and Scenic Position, Elevated Above the River Wye
- On the Edge of a Popular Village
- Modern Open Plan Kitchen / Dining Space
- Four Double Bedrooms
- Private Driveway and Off-Road Parking
- Garage Incorporating a Utility Room
- Terraced Lawned Gardens, Extending to Approx 0.9 Acre
- Vegetable Plot with a Modern Greenhouse

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DESCRIPTION

A delightful, detached period house which has been recently extended and comprehensively refurbished in 2015, to a high specification, offering a light and spacious, substantial family home with characterful period features, sitting in gardens and grounds extending to approx. 0.9 acre. The property benefits from an HDL intelligent lighting system on the ground floor, with control panels on the walls as well as being linked to a telephone application. The light fittings are mainly from Collingwood Lighting. The property has an adjoining garage/building and a private driveway leading to a hardstanding parking area. The property benefits from a large garden, mainly laid to lawn with a large patio area offering a seating area to enjoy the beautiful views across the Wye Valley. There is a vegetable plot with raised beds, fruit cage and a timber framed greenhouse.

SITUATION

Set in an idyllic rural location, on a hillside with stunning views of the surrounding countryside. Vine Cottage is situated on the edge of the village of Brockweir which has a thriving village hall and a community run shop and café. The village and surrounding area have an abundance of picturesque local walks. Monmouth is 12 miles away and Chepstow 7 miles and offers easy access to the M48 and A40 allowing access to Bristol, London, Newport and Cardiff. The nearby town of Monmouth provides a comprehensive range of amenities with excellent Senior Schools including Haberdashers' Monmouth Schools for Boys and Girls, as well as a broad range of shops, restaurants, leisure centre, hospital and sporting facilities.

ACCOMMODATION

A hand-crafted oak-framed open fronted porch opening into an ENTRANCE HALL, offering space to store coats and boots, with a spacious understairs storage cupboard. This leads into the stylish, locally made, bespoke KITCHEN comprising wall and floor units with woodwork surface incorporating a Siemens oven with a four-ring hob with an extractor fan over and space for a fridge/freezer and two oven oil fired Aga. The fitted kitchen extends to an island unit with high-quality

engineered stone surface overlooking the dining area, fitted with a ceramic Belfast sink, an integrated Siemens dishwasher and a wine refrigerator. The kitchen space opens to a light and spacious DINING/SITTING AREA with a limewashed engineered oak floor. Along one wall is a hand-built range of bespoke shelves, including space for a television. Windows to the side allow light to flow in and bi-fold doors, with fitted blinds and curtains opening to the terrace and garden. This room opens into the oak framed SITTING ROOM / GARDEN ROOM, enjoying oak flooring with a green oak frame and beams and two large Velux windows to the ceiling. Double doors open to the terrace and garden. The original stone wall is a characterful, period feature of the room. A stable door opens into a further SITTING ROOM with a flagstone floor and a stone fireplace housing a wood burning stove, there is also a reconditioned period radiator. A door leads back to the kitchen area with a further door opening to a DOWNSTAIRS CLOAKROOM, comprising a lavatory and wash hand basin.

FIRST FLOOR

A staircase leads from the entrance hall to a light and spacious double BEDROOM / STUDY. This space benefits from a window enjoying a far-reaching view the garden and valley beyond, with characterful beams to a vaulted ceiling. Steps lead up to an ENSUITE BATHROOM comprising a bath, wash hand basin, lavatory and towel rail with slate to the floor. A further staircase leads from the living space up to a landing area with a Velux window. The MASTER BEDROOM enjoys far-reaching views of the garden and countryside beyond with triple aspect windows and a further Velux window creating a wonderfully light space. There is a bespoke fitted wardrobe. From the landing there is a further DOUBLE BEDROOM with a vaulted ceiling with characterful beams. A window overlooks the garden. A further DOUBLE BEDROOM has a window and circular skylights in the ceiling. The modern FAMILY BATHROOM comprises a bath, separate shower cubicle with a rain head shower fitting, lavatory, wash hand basin with vanity unit, a towel rail and a Velux window.

OUTSIDE

The property is approached by a private driveway leading to a hardstanding parking area. A timber door opens to the GARAGE with a pedestrian door opening to a useful UTILITY / LAUNDRY SPACE, offering space and plumbing for washing machine and tumble drier. A spacious terrace runs along the rear of the property offering a wonderful place to entertain, sit and enjoy the far-reaching views. There is a useful log store to the side. The garden is mainly lawned, laid out in wide terraces offering spacious flat areas. Wildflowers have been planted in the banks of the terraces. There is a pond at the bottom of the garden along with various species of trees.

Near the driveway, to one side, a wooden gate opens to a large vegetable and fruit garden, benefiting from a modern greenhouse, potting shed and storage shed. There are raised beds for growing vegetables and flowers, with various fruit trees offering varieties of pear, plum, and apple.

GENERAL

Mains Water

Mains Electricity

Oil-Fired Central Heating

Two oven oil fired Aga

Worcester / Bosch Boiler

Underfloor heating throughout

Double Glazed, Argon Filled, Hardwood Windows

Intelligent Lighting System on the ground floor

Fibre Broadband Internet Connection Available

Private Drainage – septic tank

EPC

Band C

LOCAL AUTHORITY

Forest of Dean District Council



VIEWING

Strictly by appointment with the Agents:

David James, Monmouth

Tel 01600 712916.

OFFERS IN THE REGION OF

£850,000

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.











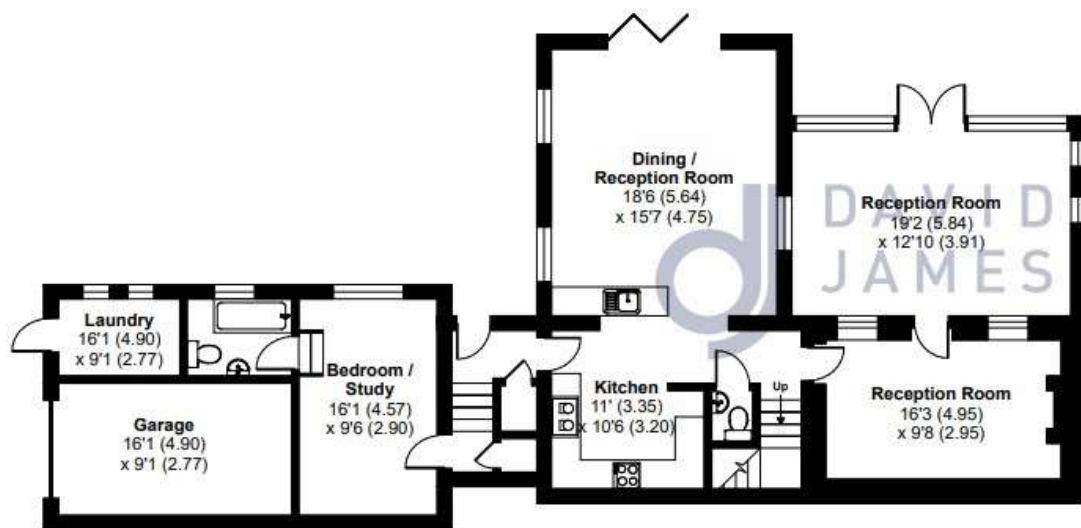
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Approximate Area = 1877 sq ft / 174.4 sq m

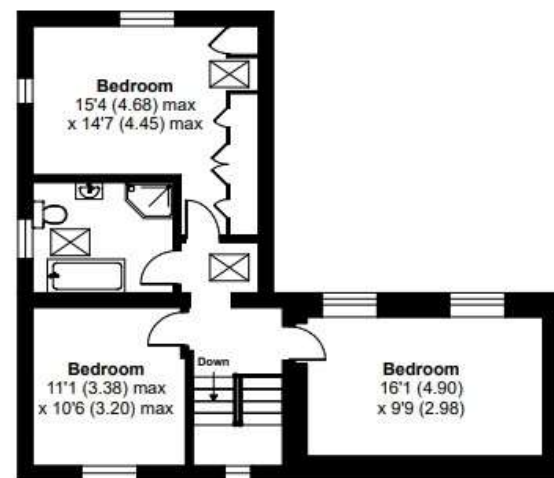
Garage / Laundry = 195 sq ft / 18.1 sq m

Total = 2072 sq ft / 192.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David James. REF: 1396510.