



**I Jasmine Cottages, Laburnum Terrace**  
Portskewett, Caldicot, Monmouthshire, NP26 5UJ

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Monmouthshire, NP26 5UJ

- Offered with No Onward Chain
- Beautifully presented character cottage
- Sitting Room
- Dining Room
- Kitchen/breakfast room
- Garden Room with views over rear gardens
- Three double bedrooms
- Shower room
- Car port & driveway parking
- Front, side & rear gardens
- Highly sought after village location within walking Distance of local amenities & schools
- Excellent access to Chepstow & M48/M4 motorways

**Guide Price**  
**£350,000**

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 charming former workman's cottage forming part of the historic St. Pierre Estate, situated in a highly sought after village location with convenient access to the M4 and A48. The property offers well-proportioned and versatile accommodation, including multiple reception areas, a kitchen/diner, garden room, utility room with WC, three bedrooms and shower room. Further benefits include private driveway parking with carport and established gardens to the front, side and rear, creating an attractive and well-balanced family home suited to both everyday living and entertaining.

## Situation

Situated in Portskewett, a small popular village on the Welsh Bank of the River Severn in Monmouthshire 4 miles from Chepstow and 1 mile from Caldicot. There is a village shop, junior school, doctor's surgery, pharmacy, church and a pub close to the village centre. It has easy access by Motorway (M48 & M4) and Rail to Cardiff, Newport and Bristol. The nearest local town is Caldicot, where you will find a flat shopping centre with free parking, with supermarkets to include Aldi and Asda. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The town is proud of its history, and its Medieval Castle with spacious grounds and Country Park for local residents to use.

## Ground Floor Accommodation

Entered via an entrance porch with a window to the front aspect, providing a useful space for coats and shoes, with a door leading into the sitting room, a well-proportioned and characterful reception room featuring exposed ceiling beams and an original stone feature wall with woodburning stove and a window to the front aspect.

An inner hallway provides access to the staircase rising to the first floor and leads through to the remaining ground floor accommodation, with a useful study area positioned beneath the stairs, ideal for home working. From here, there is access to the utility room with WC, providing additional storage and space for laundry appliances.

The kitchen/breakfast room has been refitted by the current owners and offers a generous open plan space fitted with a range of wall and base units with work surfaces over, incorporating an inset sink and drainer, and a gas Aga, creating a traditional focal point to the room.

The space offers ample room for dining, making it a sociable hub of the home. The dining room sits beyond the kitchen and offers a versatile additional reception space with a double aspect and access through to the garden room, which enjoys French doors opening onto the rear garden, ideal for both everyday living and entertaining.

## First Floor Accommodation

To the first floor, the landing provides access to all bedrooms and the shower room. The principal bedroom is located at the front of the cottage, a generous room spanning the width of the property, benefitting from good natural light and offering ample space for freestanding furniture. There are two further double bedrooms, both positioned to the rear. The shower room is fitted with a modern suite comprising a shower cubicle, pedestal wash hand basin, and WC, complemented by tiled walls.

## Outside

To the front, the property benefits from private driveway parking along with a car port and pathway leading to the entrance and to the rear gardens. The gardens are positioned to the side and rear and are of a good size, being predominantly laid to lawn with a variety of established plants and shrubs. A paved patio area provides an ideal space for outdoor seating and entertaining.

## Services

Mains gas, electric, water and drainage.  
EPC Rating D

## Tenure

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

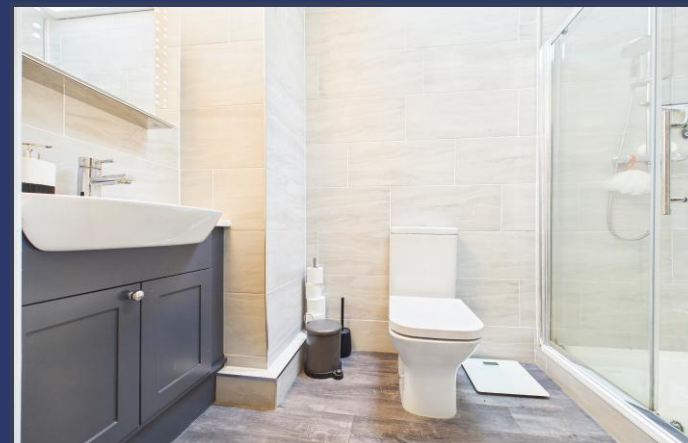
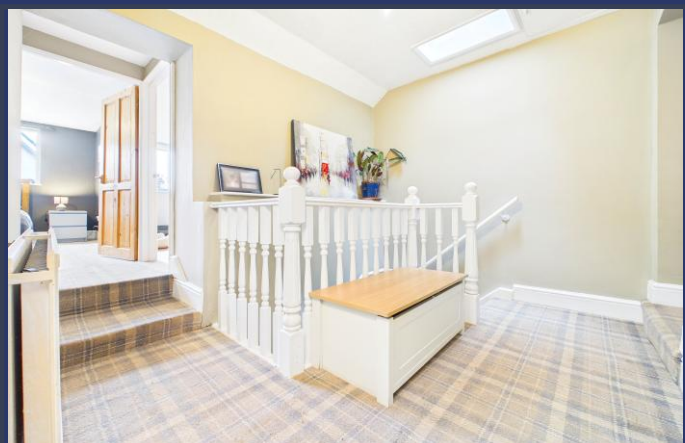
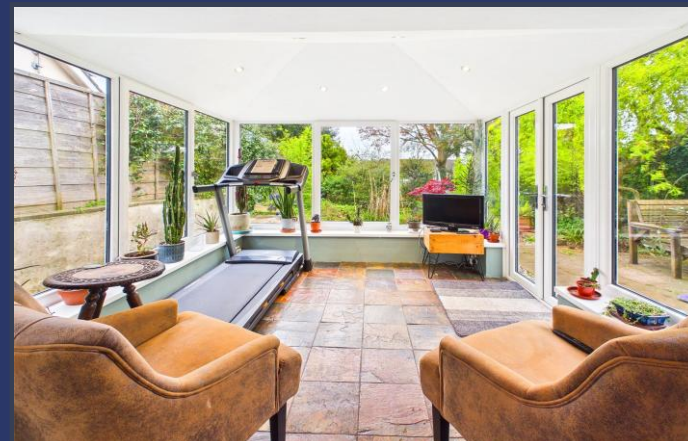
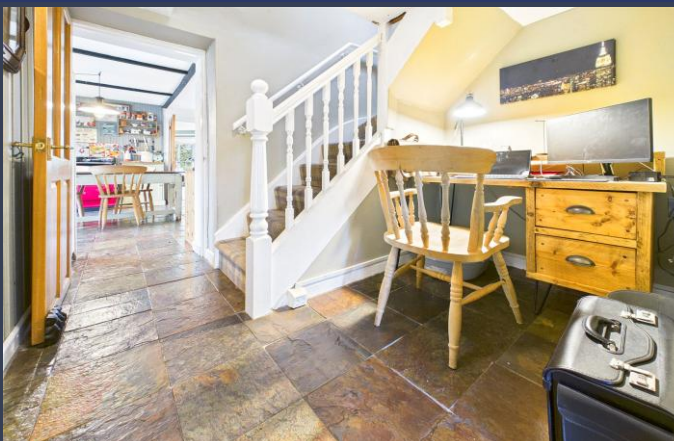
## Local Authority

Monmouthshire County Council  
Council Tax Band D

## Viewing

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

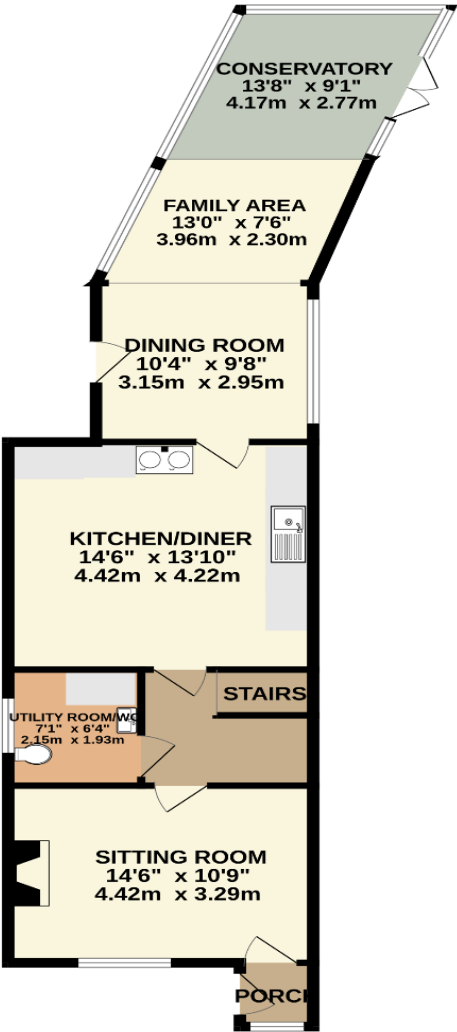
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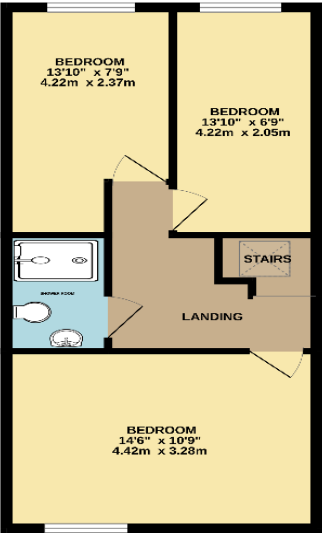
FLOOR PLAN



GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

