



## ROSEVILLE

Broadstone, Catbrook, Chepstow, NP16 6ND



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- Recently Renovated Character Cottage
- Flexible and Spacious Accommodation
- Large Contemporary Kitchen/Dining Area
- High Specification Kitchen
- Two Double Bedrooms
- Standing in a Large Plot, with Front and Rear Gardens
- Benefiting from a South-West Facing Garden
- Detached Garage
- Planning Permission to Extend

Guide Price

£575,000

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## DESCRIPTION

Roseville comprises a white rendered cottage which has recently been completely renovated to a high specification combining the character of an old cottage with the benefits of modern living. The cottage provides flexible and spacious accommodation with a light ambience including a large kitchen/dining room, sitting room and two bedrooms plus two bathrooms. Standing in a large plot Roseville enjoys landscaped gardens, a private driveway with plenty of off-road parking and a detached garage.

## SITUATION

The property enjoys a popular location in a small group of houses surrounded by beautiful countryside. The nearby village of Trellech has a range of local amenities including a primary school, doctors' surgery and church and just 7 miles south of Monmouth in the Wye Valley Area of Outstanding Natural Beauty. Both Monmouth and Chepstow offer a wide range of independent and national shops and leisure centres. Monmouth town's Haberdashers School for Boys and Girls uphold a fantastic reputation as well as Monmouth Comprehensive School. Broadstone can be easily accessed from the B4293 Chepstow to Monmouth Road, with easy links to the major road network including the M4 and M5.

## ACCOMMODATION

Step through the front door into a welcoming **Entrance Hall**, complete with a staircase to the first floor and a practical understairs storage cupboard. The heart of the home is the beautifully appointed **Kitchen**, thoughtfully designed to combine style and functionality. Featuring an extensive range of quality fitted units, elegant quartz worktops, an inset sink, eye-level double oven, induction hob with extractor, integrated dishwasher and generous preparation space, it is perfectly suited to both everyday family life and entertaining. A spacious larder provides excellent additional storage, while a breakfast bar and contemporary feature lighting create a sociable atmosphere. Handcrafted oak pillars add warmth and character, blending seamlessly with the cottage's original charm. The **Kitchen / Dining Area** is a bright open-plan space, with double doors opening effortlessly onto the terrace, filling the space with natural light and creating the perfect setting for modern indoor-outdoor living. The cosy **Sitting Room** occupies the original part of the cottage and is rich in character, featuring an attractive fireplace with a timber mantel and a charming wood-burning stove. Large double windows overlook the gardens, creating a peaceful retreat throughout the seasons.

On the ground floor, an inner corridor leads to a generously proportioned double **Bedroom** with windows on three elevations, fitted wardrobes and an abundance of natural light. Adjacent is a stylish **Family Bathroom**, fitted with a white suite comprising a bath, separate shower enclosure, wash basin and lavatory. The staircase rises to a stunning **Master Bedroom**, where exposed ceiling beams and feature wall panelling create a luxurious yet characterful space. The room benefits from a contemporary **En-suite Shower Room**

complete with shower cubicle, vanity wash basin, lavatory and a Velux roof window, allowing natural light to flood the space.

Further enhancing its appeal, the property benefits from planning permission to extend the ground floor, creating a substantial third double bedroom. This presents an excellent opportunity for purchasers seeking additional accommodation to add to an already exceptional home.

Ref. DM4/2026/00431

## OUTSIDE

Set within beautifully landscaped, south-west facing gardens, Roseville enjoys an attractive approach with a level front lawn enclosed by a traditional stone wall, creating an immediate sense of privacy and kerb appeal. A long private driveway provides ample off-road parking and leads to a **Detached Garage** with an up-and-over door and separate pedestrian access, offering excellent storage, workshop or hobby space. To the rear, the gardens have been thoughtfully designed for both relaxation and entertaining. A generous patio extends directly from the kitchen through double doors, creating a seamless connection between indoor and outdoor living. Beneath the attractive pergola is an outdoor kitchen, providing the perfect setting for al fresco dining, summer barbecues and entertaining family and friends. Established flower beds add colour and interest throughout the seasons, creating an attractive backdrop to this superb outdoor space.

## GENERAL

EPC Band D  
Oil-Fired Central Heating  
Mains Water  
Private Drainage – Septic Tank

## LOCAL AUTHORITY

Monmouthshire County Council

## VIEWING

Strictly by appointment with the Agents:  
David James, Monmouth,  
Tel 01600 712916

## 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.











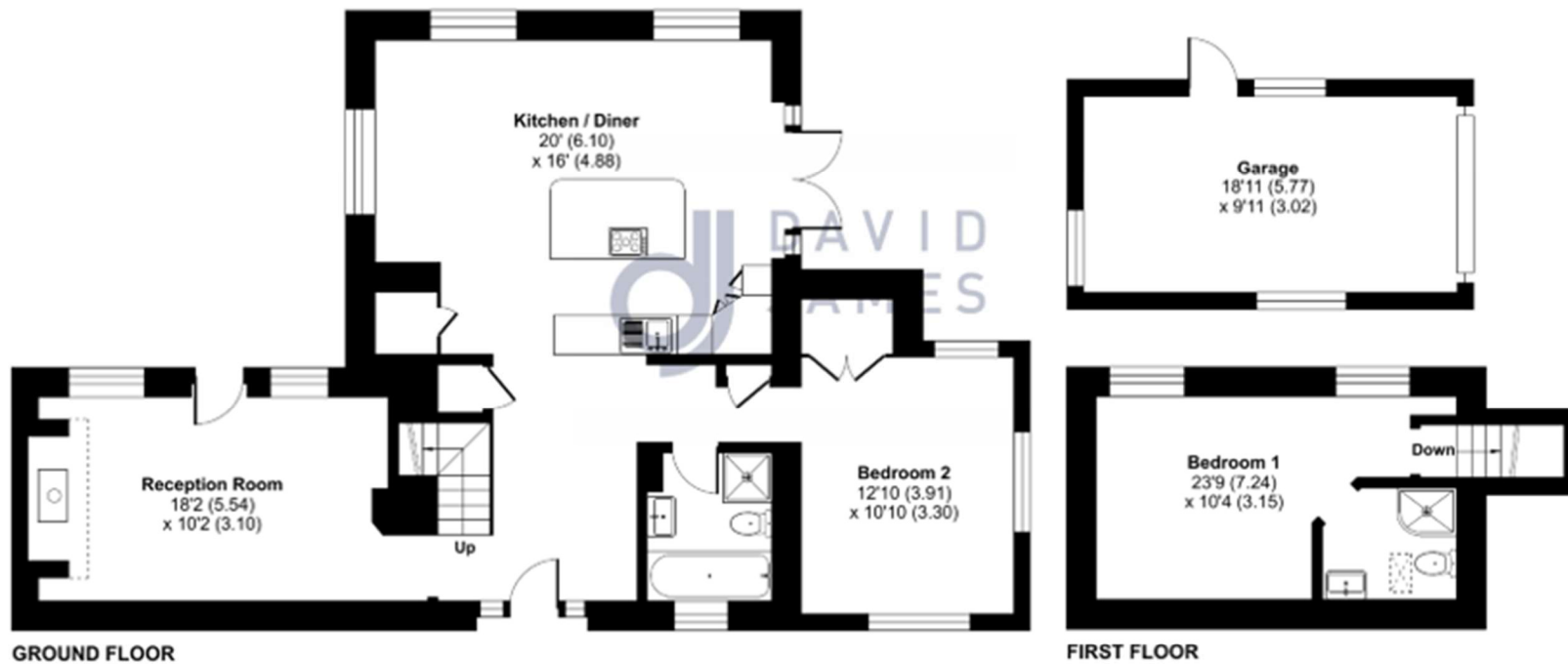
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Approximate Area = 1143 sq ft / 106.1 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1333 sq ft / 123.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for David James. REF: 1123515