



SUNRISE

Earlswood, Chepstow, Monmouthshire, NP16 6AN



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Monmouthshire, NP16 6AN

- Detached 3 double bedroom country cottage in an elevated position enjoying far reaching views towards the Severn Estuary and beyond. Landscaped gardens and paddocks in all extending to approximately 3 acres
- Outbuildings providing workshop and garage adjacent to the cottage, stabling providing two large loose boxes, secure tack/feed room, hay and implement store, polytunnel and summerhouse
- Land extending to approximately 2.7 acres divided into two larger fields and a small paddock.
- Large L shaped living room with dining area and patio doors to garden
- Large kitchen with separate Utility room and Downstairs WC
- L shaped Conservatory with French doors to rear garden
- Double doors off Hallway to Dining Room/Playroom
- Three double bedrooms and family bathroom
- Full Planning Permission granted for further reception room & ground floor bedroom

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Description

Sunrise enjoys an elevated position with stunning and far reaching countryside views towards the Severn Estuary. This spacious three bed country cottage is set in a pretty landscaped country garden. Outside the outbuildings include garage, workshop, stabling including two large loose boxes and separate tack/feed room, hay and machinery store, polytunnel and summerhouse. The land is divided into two fields and a small paddock extending to approx. 2.7 acres.

Situation

Earlswood is situated approx. 2 miles from the highly sought after village of Shirenewton, with 3 public houses, a highly regarded primary school, Church and recreational grounds with village hall. The market town of Chepstow is approximately 6 miles away and from which access to the M48 and Severn Bridge is reached with access to the national road network with the regional centres of Bristol (22 miles), Newport (20 miles) and Cardiff (33miles) within easy reach. Secondary schooling, leisure and shopping facilities can be found in Chepstow and Monmouth. Its location in the heart of Monmouthshire also means a plethora of available outdoor activities, there are many quiet country lanes, bridal paths and footpaths within the local area and excellent riding out in the nearby Wentwood and Chepstow Park. The Wye Valley is also a short distance away.

Accommodation

Entrance porch with window to front, slate tiled floor and door to **Hallway** with painted exposed beam ceiling. **Living Room** with painted beamed ceiling, fireplace with slate hearth, solid wood mantle and Stovax wood burner. This L shaped room also provides a dining area with patio doors leading to the rear garden. **Dining Room/Playroom** with double doors to hallway, painted exposed beam ceiling with window to front and window hatch to Utility. **Kitchen** with a "Keller" recently fitted range of base units and wall of cupboards including large larder cupboard, space for range cooker, cooker hood, butler sink, integral dishwasher and fridge, solid oak worktop and slate tiled floor. Light floods in from large picture window overlooking garden and velux windows. **Utility Room** provides space for washing machine/tumble drier and fridge/freezer with laundry cupboard housing oil fired Worcester boiler. **Cloakroom/WC** with tiled floor. **Conservatory** dwarf walls with uPVC glazing, ceramic tiled floor and French doors to rear garden.

Stairs lead from living room to **Landing** with beams and two windows to front and laundry cupboard. **Principle bedroom** enjoys a dual aspect to the front with fitted wardrobes

Stairs lead from living room to **Landing** with beams and two windows to front and laundry cupboard. **Principle bedroom** enjoys a dual aspect to the front with fitted wardrobes **Bedroom 2** with window to front elevation. **Bedroom 3** with fitted wardrobes and dressing table with eaves storage and view over rear garden. **Family bathroom** with white suite; bath, WC, wash hand basin set in wood hand crafted vanity unit and separate electric shower.

Outside

To the front dwarf stone walling encloses the front garden with a variety of plants and shrubs and an ornamental pond, gates lead to a shared track across which lies the land and outbuildings comprising stabling with two loose boxes (12ft x 18ft and 13ft x 13ft extending to 24ft), tack and feed room with secure door (14ft x 9.5ft), hay/implement store (11ft x 26 ft), polytunnel (12ft x 30ft) and summerhouse with raised decking. Electric and water supply points to all areas. Land extending to approx. 2.7 acres is divided by hedgerows into two large fields with a shared water supply and a further small paddock.

At the rear of the cottage is a pretty garden with feature fishpond surrounded by blue slate chipping pathway which leads to sunken walled seating area in raised lawn. Separate paved patio area leads to gate to front. To the side is a workshop and garage area. Ample parking areas.

Tenure

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

Services Mains water and electric, oil fired central heating and private drainage to septic tank.

Council Tax Band : H EPC Rating : E

Viewing

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

Directions

Take the Earlswood Road out of Shirenewton for 2 miles and the property can be found on your left.

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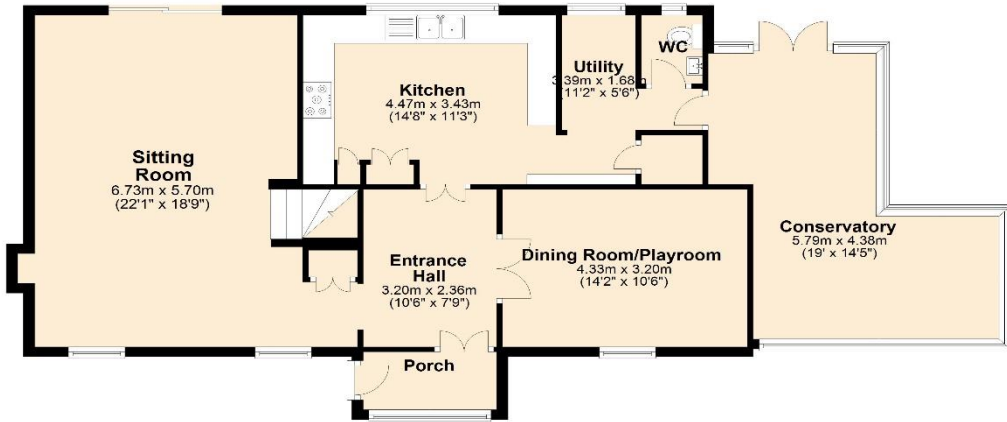
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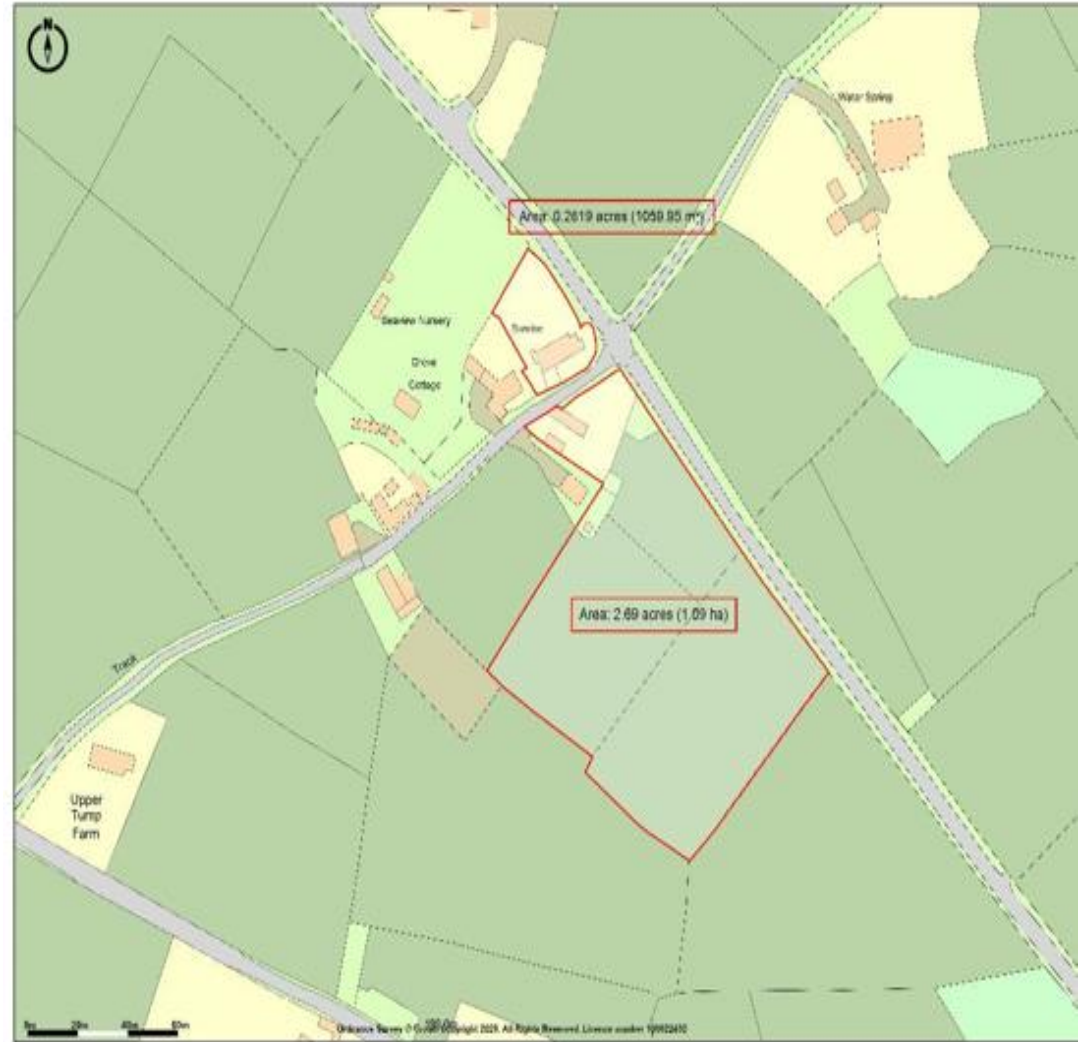
GUIDE PRICE £745,000



Ground Floor
Approx. 105.6 sq. metres (1137.2 sq. feet)



First Floor
Approx. 61.1 sq. metres (658.1 sq. feet)



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LANDMARK INFORMATION

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