

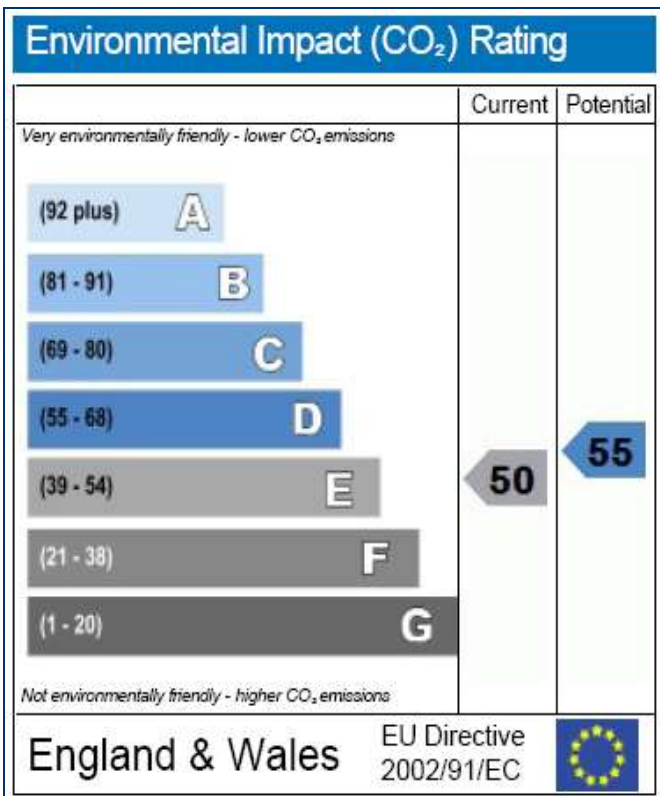
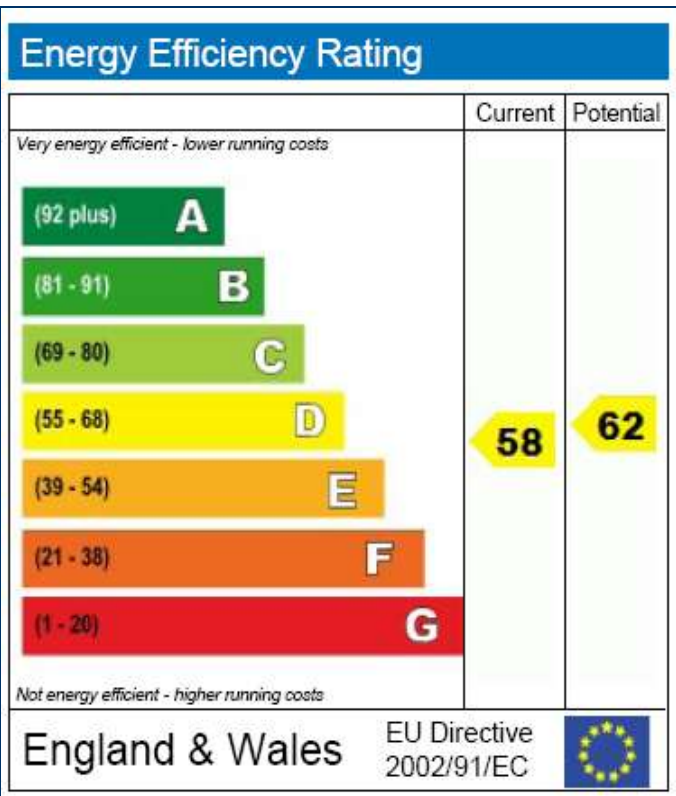
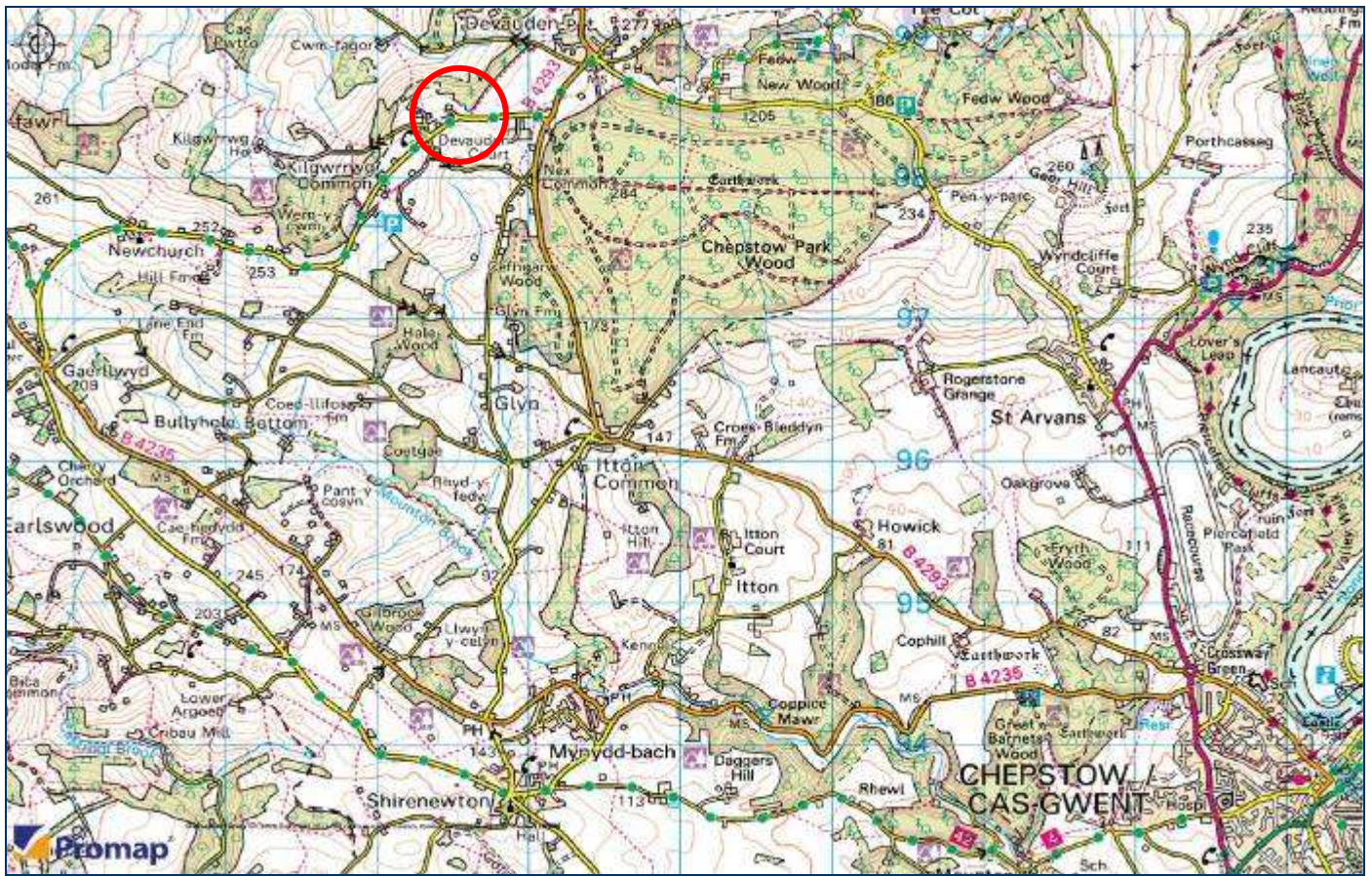


## Holmleigh, Kilgwrrwg, Chepstow, Monmouthshire

- Immaculate 3 Bedroom Bungalow
- 2 Bedroom Annexe
- Panoramic Views
- Level garden grounds
- Stabling
- Range of Outbuildings
- Planning consent for Holiday Let
- Pasture Paddocks
- Woodland
- About 13.33 acres

**For Sale by Private Treaty**

**Guide: £625,000**



*By direction of Mrs S Mead*

**Holmleigh, Kilgwrrwg, Chepstow,  
Monmouthshire NP16 6PL**

Chepstow 6 miles • Monmouth 11 miles  
Bristol City Centre 23 miles • Cardiff 34 miles  
(distances approximate)

Holmleigh is an attractive and well maintained country property. Set in about 13.33 acres of pasture and woodland, with a range of outbuildings, adjoining annexe and planning consent for a holiday let, the property lends itself to a number of potential uses.

Situated within the desirable hamlet of Kilgwrrwg, near Devauden, a short distance from the historic town of Chepstow, the property occupies a picturesque location with far reaching views across the Usk valley and beyond to the Brecon Beacons and Black Mountains. The surrounding countryside offers a wide variety of country leisure pursuits with the area being particularly popular for equestrianism with its excellent riding along quiet country lanes and bridleways, Chepstow racecourse being within 5 miles and Cricklands Equestrian Centre within 8 miles.

The town of Chepstow offers a diverse range of shops, primary and secondary schooling, health, religious and leisure facilities. A number of reputable private schools are situated nearby in Monmouth.

The Severn Bridge is within 6 miles, giving easy access to the regional centre of Bristol and the West Country, the M4, and M5 motorways as well as the A48 and M48 to Newport and Cardiff.

### **The Property**

Holmleigh is a detached modern property of rendered brick construction under a tiled roof. The living accommodation of the property is divided into two, with a two bedroom adjoining annexe, providing flexible occupation for either single or dual family occupancy. The property benefits from double glazing and cavity wall insulation throughout.

The accommodation is arranged as follows:-

### **ON THE GROUND FLOOR**

#### Front Entrance Porch

Entrance Hall: with doors leading to:

#### **Main residence:**

Kitchen: (20' x 9'04")

Utility Room: (10' x 6'05")

Lounge: (13'11 x 26'03 max)

Bathroom

#### **Annexe:**

Lounge: (10'09" x 20'08")

Kitchen: (18'05" x 5'02") with side entrance porch

Bedroom 1: (10' x 13'05")

Bedroom 2: (11'05 x 8'04")

Bathroom

### **ON THE FIRST FLOOR**

Landing

Bedroom1: (15'02" x 10'11")

Bedroom 2: (15'02 x 11'05")

Study: (14'10" x 7'06")

Bedroom 3: (11'11" x 10')

Bathroom

Under eaves storage throughout.

### **Outside**

The property is approached over a tarmac driveway leading to a gravel turning / parking area. The garden comprises large lawned areas with numerous shrubs, trees and flower borders;

In particular, to the front and side of the property are extremely well maintained level gardens, with a small vegetable patch and greenhouse. To the rear of property there is a further landscaped lawned area with a raised patio area for both the main residence and the annexe.

Beyond the rear garden there is an additional gateway off the lane, giving access to the paddock and further hardstanding parking area suitable for use with the annexe.

Immediately adjacent to the annexe is a concrete block built storage shed and log store.

### **The Buildings / Stabling**

Within the grounds of the property there are a range of outbuildings consisting of two Dutch Barns with lean tos providing stabling and storage space for 11 horses and a further 60' x 24' general purpose building providing a large amount of storage space.

These buildings enjoy a separate access road, therefore making them highly suitable for a number of alternative uses (subject to planning).

### **The Land**

The pasture land and woodland extend to approx 13.33 acres or thereabouts, with the pasture land sloping gently down towards the woodland. There is water connected to all paddocks.

### **Planning**

Planning consent for conversion of the two dutch barns into a holiday let and garage was granted on 2<sup>nd</sup> December 2008 by Monmouthshire County Council (reference DC/2008/01134).

### **Ingoing Valuation**

There will be no ingoing valuation payable and no counterclaim for dilapidations, deduction or set-off.

### **Fixtures and Fittings**

Only those items as described in the Particulars are included within the sale and no warranty or serviceability can be given by the Vendors. The condition of the equipment is not guaranteed. The right is reserved to remove all other items not specifically described prior to the completion of the sale.

### **Sporting Rights**

The sporting rights over the property are in hand and are included in the sale.

### **Timber**

All growing and felled timber on the holding at date of completion is included.

### **Services**

Oil Fired central heating, mains water and electricity, private drainage.

### **Outgoings**

Council Tax Band H – Amount payable £2,399.68 (2011)

### **Local Authority and Service Providers**

Monmouthshire County Council: 01633 644644

Welsh Water: 0800 052 0145

Electricity: 0845 6013341 (Western Power Distribution South Wales)

### **Town and Country Planning**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor.

### **Rights of Way and Easements**

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

### **Boundaries**

Prospective purchasers shall be deemed to have full knowledge of the boundaries and neither the Vendors nor Auctioneers will be responsible for defining the boundaries or ownership thereof. In particular, no objection shall be taken by the Purchaser to any variation in areas given on the deeds.

### **Sale Plan, Areas and Schedules**

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no obligation shall be taken by the purchaser to any variation in areas on the deeds.

### **Tenure and Possession**

The property is offered with freehold tenure with vacant possession upon completion.

### **Mode of Sale**

The property will be offered for sale by private treaty. These particulars are issued solely on the understanding that all negotiations are conducted through the agents, Gwilym Richards & Co Ltd.

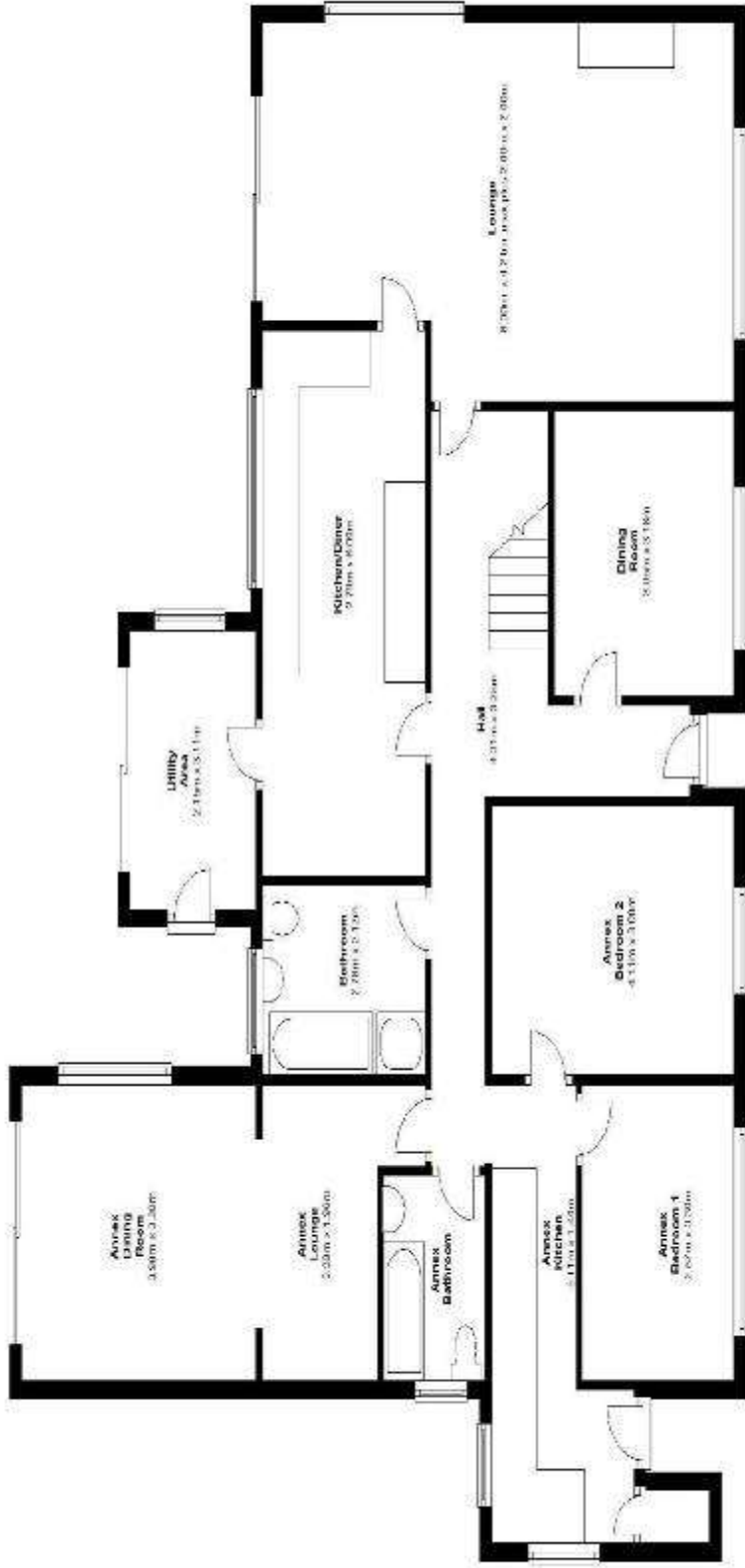
### **Viewing**

By prior appointment with the vendor's agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.

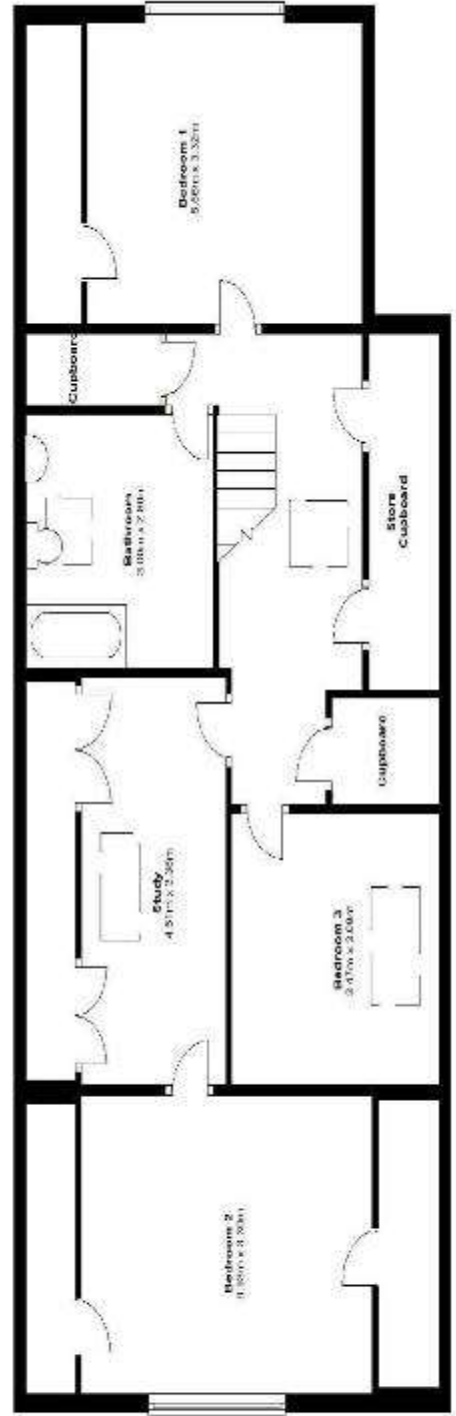
### **Directions**

From Chepstow take the B4293 Itton road. Continue through Itton and take the left turning signposted Kilgwrrwg. Continue for approximately half a mile taking the first turning on the right. The property is situated on the right hand side.

Ground Floor



First Floor

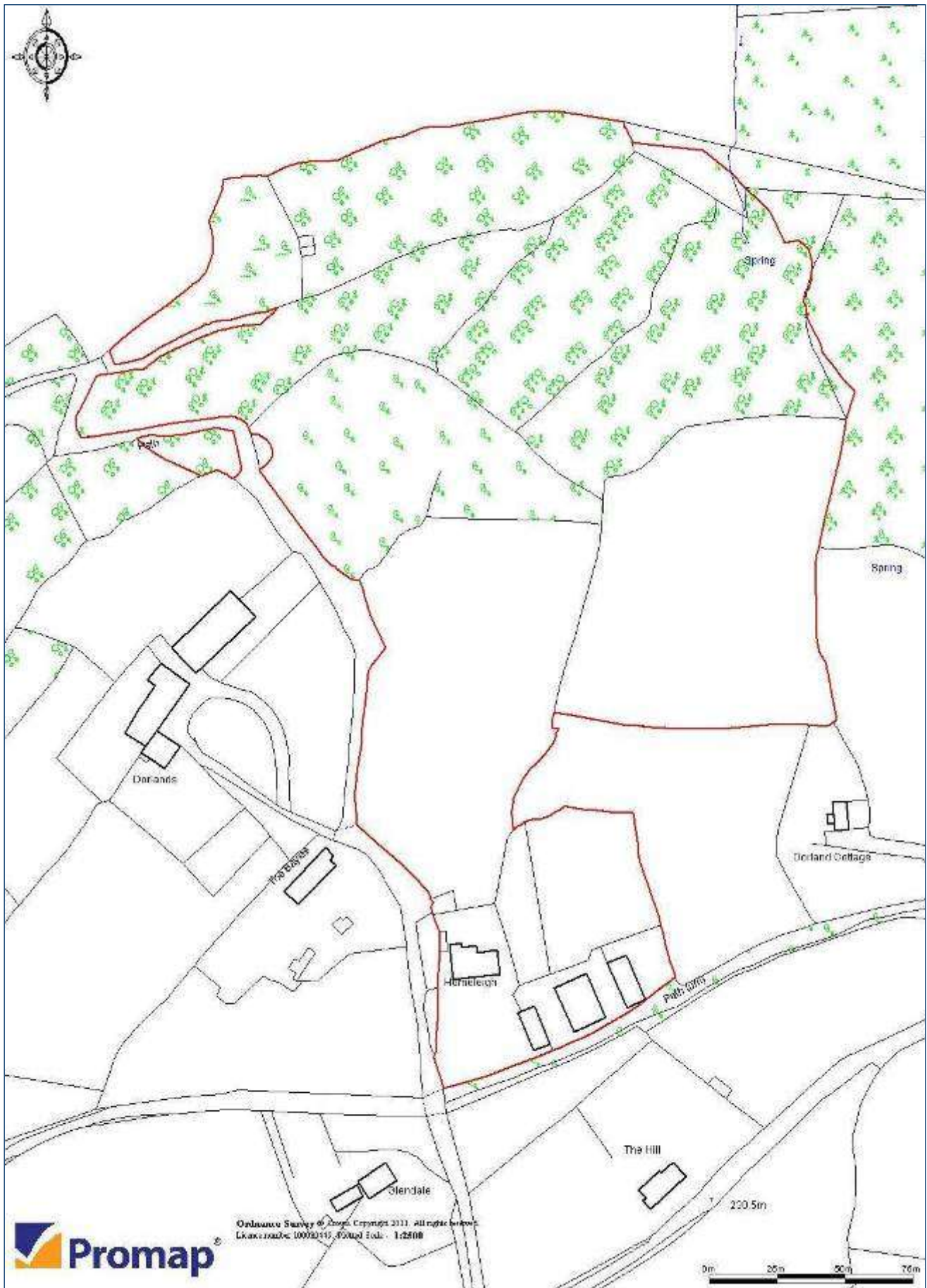


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Particulars and photographs dated July 2011.



 **Promap**

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