Catbrook

Guide price **£625,000**





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Chapel House

Catbrook Road, Catbrook, Monmouthshire NP16 6NQ



A character-filled village home with private gardens and stylish, contemporary living.



Guide price £625,000



Key features

- Recently renovated character cottage
- East & west-facing gardens
- Open-plan kitchen/dining room
- Private 0.25-acre gardens
- Gated driveway with ample parking
- No Onward Chain









Step inside











Blending 19th-century character with relaxed modern living, this recently renovated home offers a sociable kitchen/dining room and private 0.25-acre gardens that enjoy the sun throughout the day, creating an inviting village home with plenty of space inside and out.

Set in the popular village of Catbrook, positioned above the Wye Valley between Monmouth and Chepstow. The setting combines a peaceful rural feel with good access to the surrounding countryside, including numerous woodland walks and country trails. Catbrook Village Hall is a short walk away and hosts a range of local events, while the historic village of Tintern, around two miles away, offers a choice of pubs and restaurants. Both Monmouth and Chepstow provide a wider range of shops and everyday amenities. Despite its rural setting, Catbrook remains well placed for commuters, with access to the M48 at Chepstow providing onward connections towards Newport, Cardiff, Bristol and beyond, with the current owners regularly commuting to London.

Step Inside

With a history rooted in its 19th-century chapel origins, Chapel House is a home with a story to tell. Its latest chapter has seen the home carefully renovated, introducing a fresh contemporary finish while retaining the original features and character that give the building its charm.

The kitchen/dining room has become the natural heart of the ground floor, the large central island forms the focal point of the room, complemented by Shaker-style cabinetry, quartz worktops and integrated Neff appliances. Across the room, the exposed stone wall and original fireplace bring warmth and character to the dining area, making this a space that feels equally suited to everyday family life as well as entertaining. Tumbled limestone flooring from Mandarin Stone runs through the room, with underfloor heating extending into the entrance hall and sitting room.

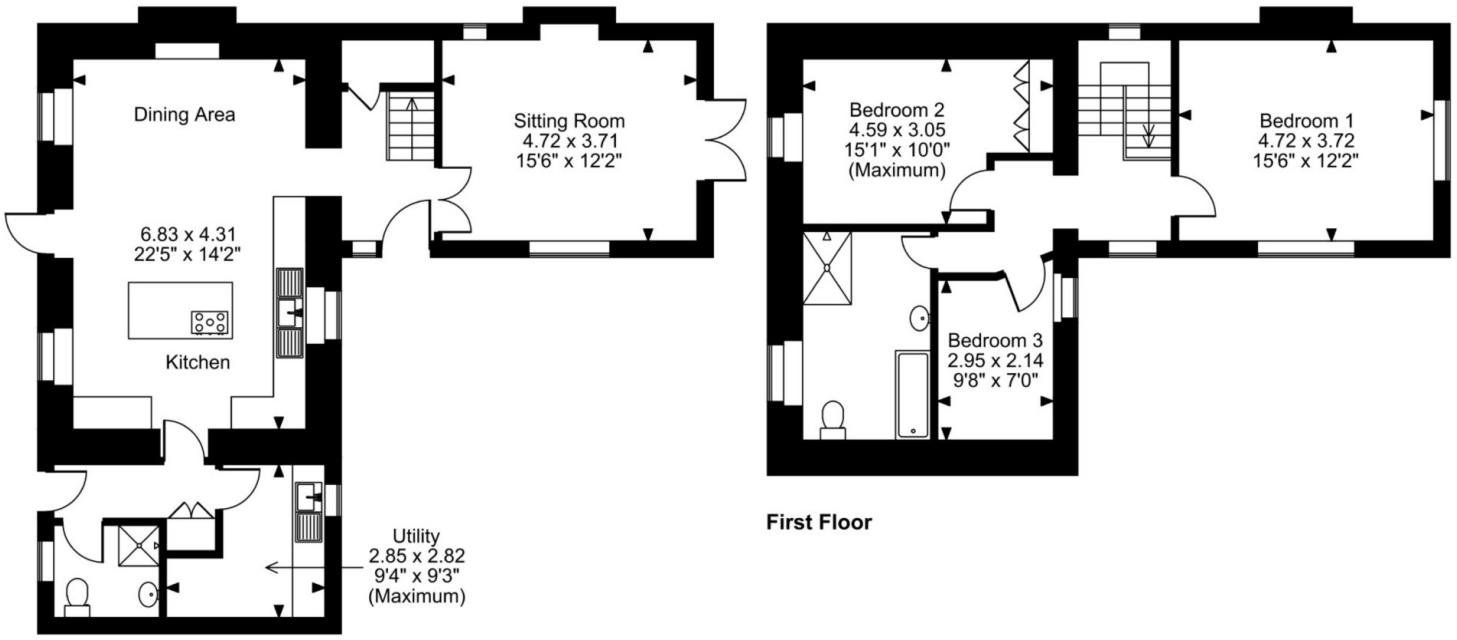
The sitting room offers a change of pace, providing a cosy and inviting place to relax. The ceiling beams and stone fireplace opening retain the cottage character, while French doors fill the room with natural light, opening directly on to the patio, a perfect spot to enjoy a morning coffee.

A separate utility room, pantry cupboard and ground-floor shower room sit alongside the main living accommodation, providing practical spaces to assist with day-to-day life.

Upstairs, exposed stonework around the landing and within the second bedroom continues the character of the home. The principal bedroom is a particularly generous dual-aspect room, while the second is another comfortable double with plenty of charm, complemented by a good-sized single bedroom.

Completing the first floor, the family bathroom is a standout part of the renovation, with a freestanding bath and generous walk-in shower offering a good balance of comfort and practicality, complemented by carefully chosen finishes from Mandarin Stone.

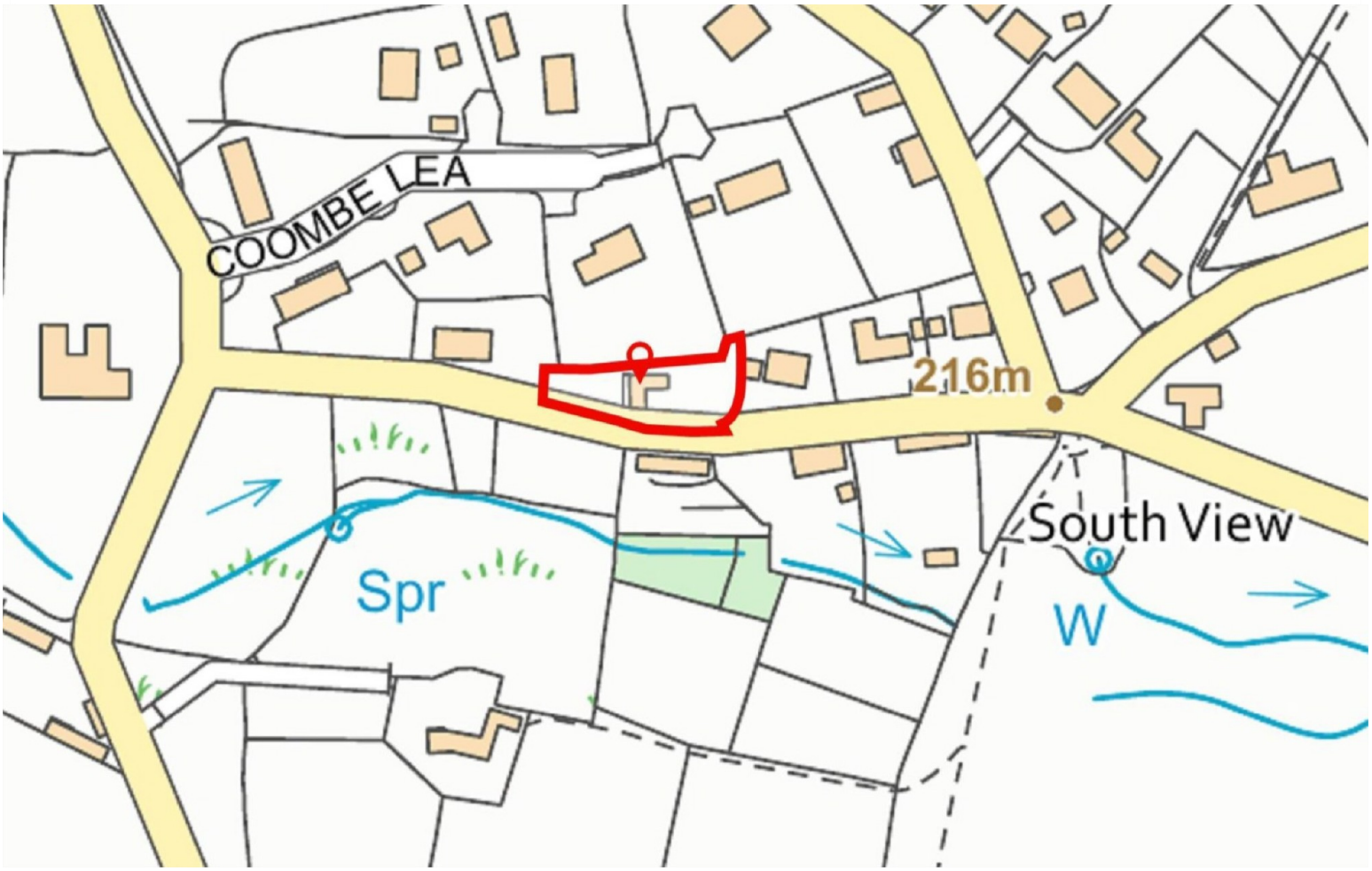
Chapel House, Catbrook Road, Catbrook
Approximate Gross Internal Area
1411 Sq Ft/131 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Step outside



Outside, Chapel House sits within a generous and private plot of 0.25 acres, with mature hedging and established trees creating an attractive setting around the home. A gated entrance opens onto a broad gravel driveway, providing ample parking and turning space, while still leaving the gardens as a prominent part of the overall setting.

One of the real benefits of the grounds is their east and west-facing aspect, allowing the garden to be enjoyed throughout the day. The patio to the front catches the morning light, while the lawns wrap around towards the west for the afternoon and evening sun. To the rear is a more enclosed garden with lawn, raised planting and a greenhouse, offering a private space with plenty of opportunity for those who enjoy gardening. Mature planting throughout gives the grounds an established feel, while there remains scope to make the outside space your own

Previous planning permission was also granted for the construction of a detached garage, adding further potential, subject to the necessary permissions being obtained again if required.

AGENT'S NOTE:
Agent's Note: In accordance with Section 21 of the Estate Agents Act 1979, we are required to disclose that the vendor is related to a member of staff at Archer & Co and is therefore a connected person as defined by the Act..

Information

Postcode: NP16 6NQ
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: E





What Three Words

What3words: impulse.existence.strategy

The full listing

For much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:

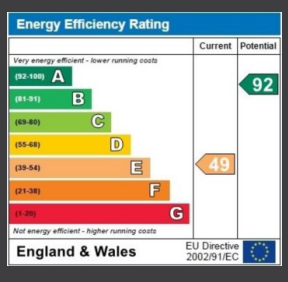
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Property ID: ACP46049









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