



BROOK HOUSE

BROCKWEIR | CHEPSTOW



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BROOK HOUSE IS A DELIGHTFUL 3 BEDROOM DETACHED COTTAGE REQUIRING MODERNISATION AND REFURBISHMENT THROUGHOUT. IN ADDITION TO THE COTTAGE IS A TRADITIONAL STONE BARN AND SEVERAL PARCELS OF LAND MEASURING APPROXIMATELY 10.67 ACRES, AVAILABLE AS A WHOLE OR IN SEPARATE LOTS. THIS IS A SUPERB OPPORTUNITY TO ACQUIRE A RURAL PROPERTY IN A PICTURESQUE LOCATION IN AN AREA OF OUTSTANDING NATURAL BEAUTY.

- Available as a whole or in 3 lots •
- Lot 1: Main house and stone barn with gardens and grounds measuring approximately 4.19 acres •
- Lot 2: An additional 1.55 acre field with its own access from the lane •
- Lot 3: An additional 4.93 acres of permanent pasture grazing with a central wooded dingle and a field shelter •
- Less than half a mile to the local shop and play area •
- Located in an area of outstanding natural beauty •

Distances from Brook House

St Briavels 3.3 miles • Chepstow 7.3 miles • Clearwell 6.9 miles
Coleford 8.1 miles • Monmouth 10.1 miles • Bristol 23.8 miles
Newport 25.5 miles • Gloucester 27.5 miles • Bristol Airport 35.3 miles
Cardiff Airport 51.4 miles • Birmingham Airport 86.5 miles
Chepstow Train Station 7.3 miles • Lydney Train Station 7.3 miles
Bristol Parkway Station 19.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Brockweir is a small village in the Forest of Dean District of Gloucestershire, England, located alongside the River Wye north of Tintern. There is a thriving Village shop and Cafe in Brockweir, a mile uphill from the river. Mackenzie Hall is the village hall for Brockweir and Hewelsfield and has served the local community since 1937. There are many activities there, for further information please have a look at their website <https://brockweirvillagehall.co.uk>. The river is the focal point for the village with beautiful views and walks all around. There are many schools in the area. Independent Schools can be found locally in Chepstow and Monmouth. Tintern, just 1.5 miles away from Brook House is famous for its beautiful scenery and ruined Abbey, visited by the likes of painters and poets such as Wordsworth and Turner 200 years ago. Today there are a range of shops and eateries including Abbey Mill and The Wild Hare.

The Forest of Dean offer a wide range of experiences to include Puzzlewood, Clearwell Caves, Clearwell Castle, Museums, Golf Courses, Dean Forest Railway, Perrygrove Railway, Go Ape and Beechenhurst. The Forest of Dean has arguably some of the best cycleways and running routes in the country.

Chepstow is a bustling town located in Monmouthshire, Wales but adjoins the border with Gloucestershire, England. Chepstow Castle, situated on a clifftop above the River Wye and the Old Wye Bridge, is often described as the oldest surviving stone castle in Britain. Chepstow is a great place for shopping, eating and exploring. There are plenty of tempting independent shops, cafes and restaurants among original period buildings in the town centre. Chepstow Racecourse offer a plethora of events throughout the year to enjoy.

THE PROPERTY

Brook House is a detached cottage in need of complete renovation. The main entrance takes you straight into a garden room / entrance porch of part UPVC construction. Windows overlook the front garden and stream. A door opens into the sitting room.

The sitting room has a stone surround fireplace with an LPG gas fire. Two windows overlook the front aspect and a small window seat is a lovely feature in the room. There is also a useful storage area.

Behind a door to the rear of the sitting room is a further reception room / workshop. It feels very much a part of the house but has been utilised over the years as a workshop. It houses the Worcester boiler and a multi fuel stove. An external door provides access to the side of the property.

Step up into an inner hallway that leads through to the kitchen. The inner hallway has a window looking into the garden room. Just off the inner hallway is a pantry.

The kitchen has a range of base and wall units, an integral oven, stainless steel sink and drainer and a window overlooking the front garden.





At the rear of the kitchen is a utility room / cloakroom. Inside, it has space for white goods and a w.c and wash hand basin.

A staircase from the kitchen leads up to three bedrooms and a bathroom. The bathroom has a coloured suite comprising of a bath, shower, w.c and wash hand basin. There is also an airing cupboard.

OUTSIDE

Brook House is located at the end of a long driveway that leads to ample off-road parking and a wooden storage facility. The property is elevated yet adjacent to a stream, hence the name of the property, Brook House. To the left of the garden gate is a useful stone store. Open the pedestrian gate, and cross the bridge in order to reach the front door. The stream meanders through the land, past the side of the property and continues down to the lower boundary and the Offa's Dyke Bridleway.

The property and land are available to purchase as a whole or in 3 separate lots. Lot 1 includes the house, a traditional stone barn, dilapidated former agricultural outbuilding and approximately 4.19 acres of land. The attractive stone barn could have potential for conversion into a holiday let or similar subject to gaining any necessary planning consents. The dilapidated outbuilding will also form part of the sale.

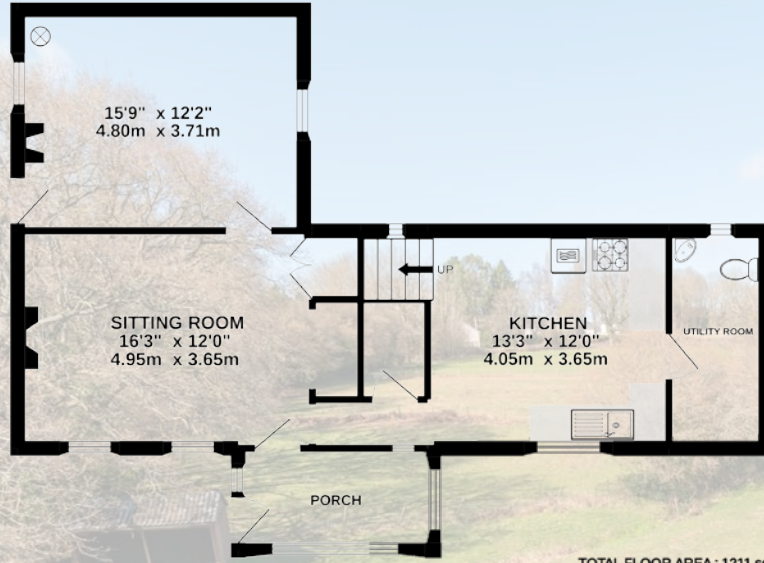
Lot 2 is an additional 1.55 acre field with its own access from the Merricks Lane.

Lot 3 is a separate parcel of land measuring approximately 5 acres. The land is undulating and mainly comprises of permanent pasture grazing with a central wooded dingle and a field shelter.

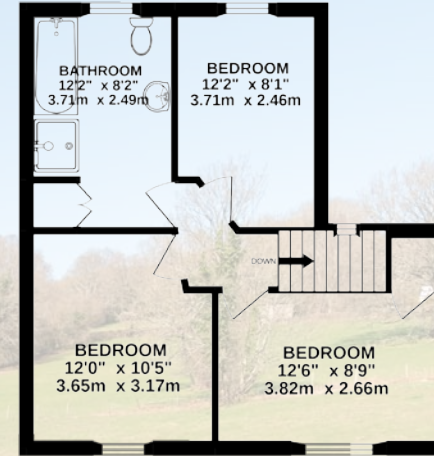


FLOORPLAN

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

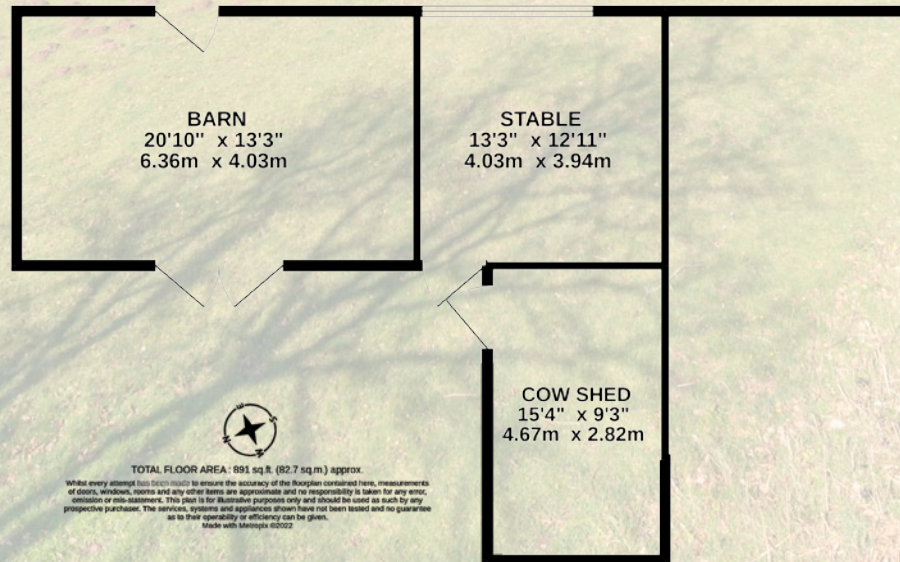


TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
891 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 sq.m.) approx.

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KEY INFORMATION

Agents Note: An electric pole will be erected within the boundaries of Brook House along the left-hand side of the driveway. Please contact us if you have any questions regarding this.

Agents Note: Within the grounds of Lot 2 and within a small area of Lot 1 is a scheduled ancient monument. Please call us to discuss this further.

Services: Mains electricity and water, LPG central heating and private drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E

Local Authority: Forest of Dean District Council 01594 810000

Viewings: Strictly by appointment with the selling agents

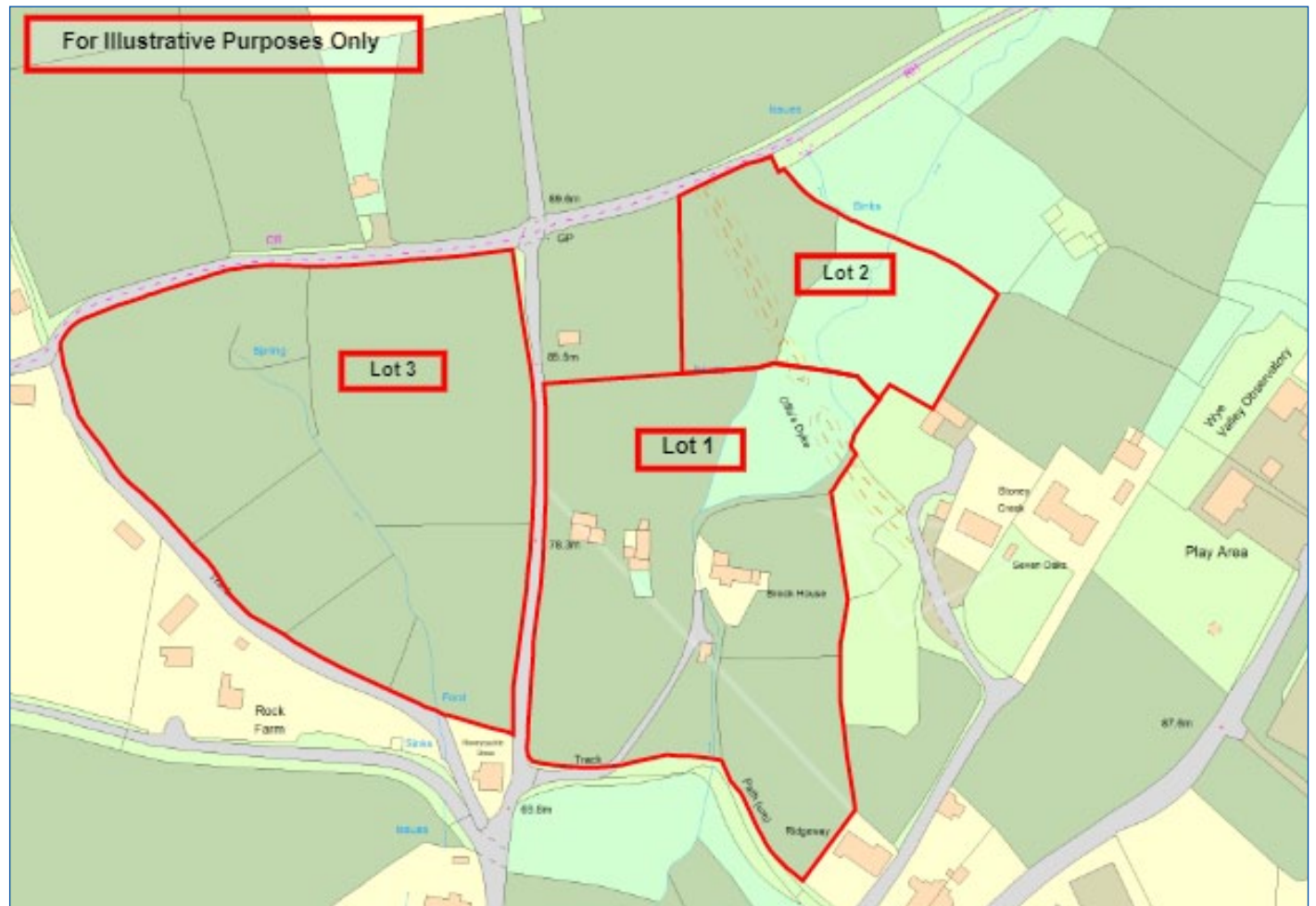
Directions:

From Chepstow, pass through Tintern and continue until you reach a turning right to Brockweir. Cross the bridge and continue up Mill Hill towards Hewelsfield. After approximately a quarter of a mile turn left at the bench signposted Cold Harbour. Follow the lane until you reach a restricted byway on the right. Turn right here and you will find the entrance to the property.

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Postcode: NP16 7NN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
35	71
England & Wales	
EU Directive 2002/91/EC	



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