



**2 Rock Lodge, St Brides Netherwent, Caldicot**  
**. NP26 3BD**  
**£575,000**  
**Tenure Freehold**

- SEMI DETACHED FAMILY HOME
- DETACHED LARGE GARAGE
- 1/3 ACRE GARDENS
- SURROUNDED BY FARMLAND
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- LOUNGE WITH LOG BURNER
- KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- CIRCA 3 MILES TO M4 & SEVERN TUNNEL STATION

A superb semi-detached country home, situated in the idyllic St Brides valley and with the St Brides Brook running through the front garden. The property stands in grounds extending to a third of an acre and is surrounded by farmland. This beautiful rural property is approximately 3 miles from the small town of Magor, junction 23a of the M4 and a similar distance from Severn Tunnel railway station, providing easy access to both Bristol and Cardiff.

The original cottage was part of the Penhow Castle Estate and dates back to the mid 17th century. The current owners have sympathetically restored and extended the property to provide a spacious, light and airy modern home.

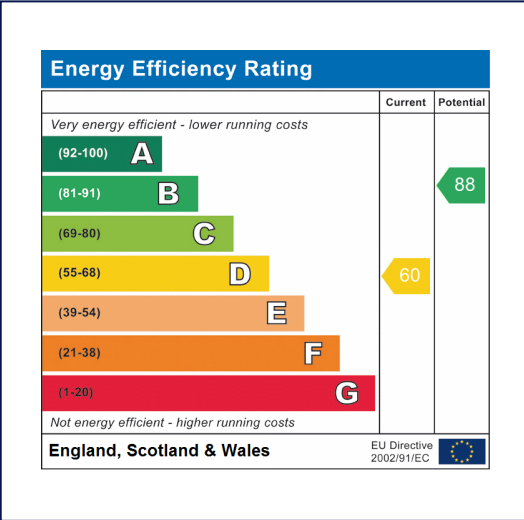
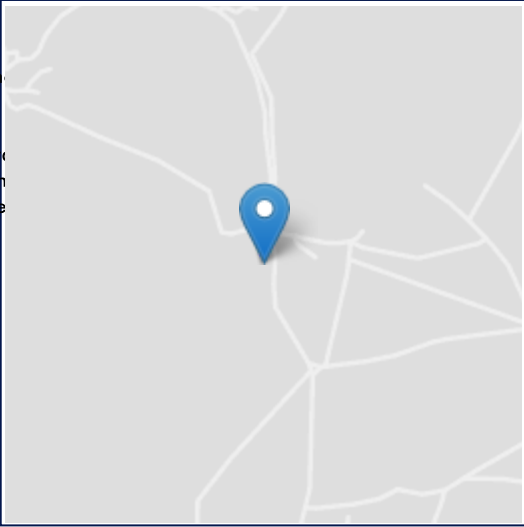
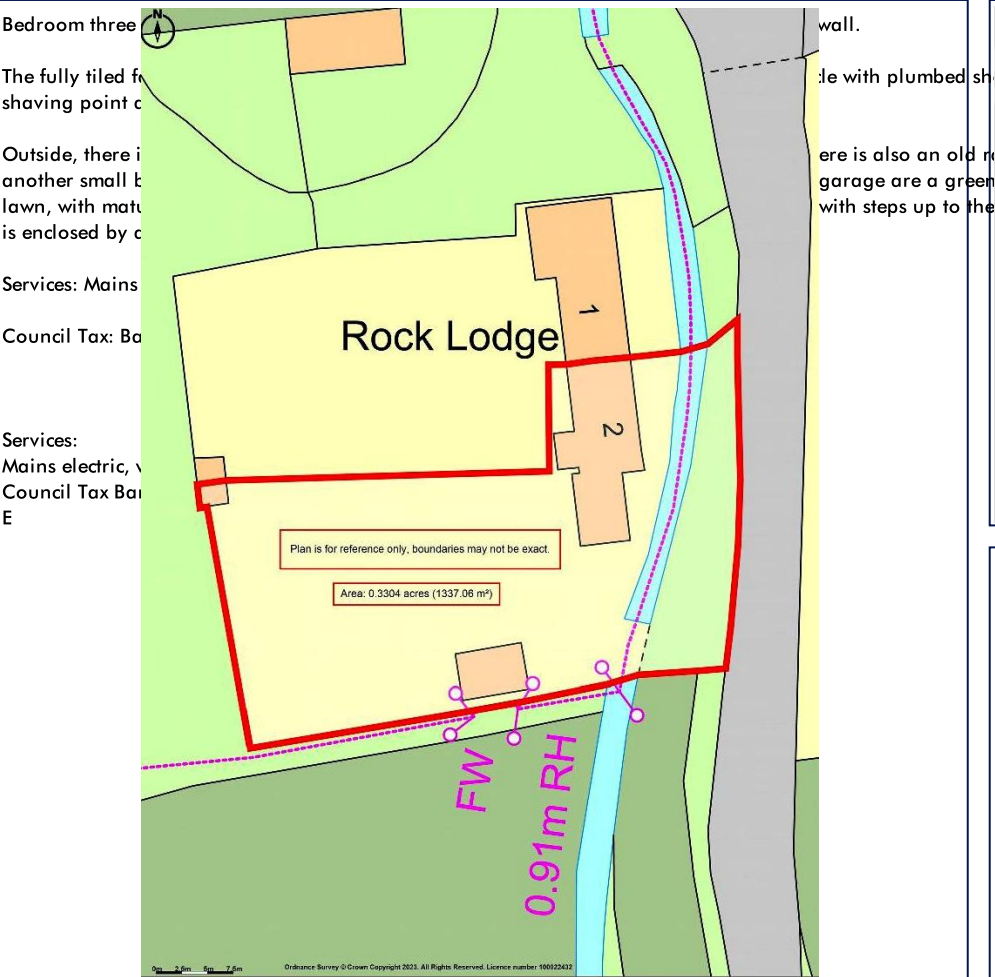
The front garden is bounded by hedges and is laid principally to mature shrubs. The house stands in an elevated position and is accessed via a footbridge across the stream, leading to the front entrance or via the driveway which leads to a gated gravel parking area and the detached garage.

The spacious hall has a large window to the side and features a bespoke solid Ash staircase. The floor is fully tiled and there is a useful full height storage cupboard.

To the rear of the hall is a separate utility room with a door to garden. There is plumbing for a washing machine and space for a tumble dryer together with floor and wall storage units, laminate worktop and the fully enclosed Worcester LPG boiler.

A door from the utility room leads to the fully tiled shower room, featuring low level w/c, wall mounted wash basin with towel rail and quadrant shower cubicle with electric shower.

The lounge is situated in the oldest part of the cottage and retains much of its original character, with an exposed stone wall and oak beams. There is an inglenook fireplace with a massive oak lintel and the original bread oven within the fireplace remains intact. A Jotul wood burner provides an atmospheric focal point in addition to a source of secondary heating. At the side of the fireplace there is a large alcove providing a perfect place for storing logs. The lounge enjoys plenty of natural light having two windows to the front of the property and two to the rear.



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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