



DIRECTIONS

From our Chepstow office, from the racecourse roundabout take the Devauden-Monmouth Road. Continue without deviation into the village of Llanishen, turning left at the phone box, continue down this lane for approximately 1 mile where you will find Glyn Farm Barn on your right hand side.

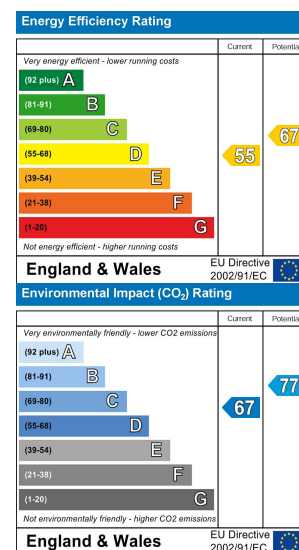
SERVICES

Mains water, electricity, private drainage.

2021/2022 Council Tax Band F.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GLYN FARM BARN LLANISHEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6QU

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ASKING PRICE £875,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchases must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.
Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Glyn Farm Barn comprises of a former stone built barn occupying a lovely location in this pretty valley with outstanding views across the Usk Valley towards the Brecon Beacons, yet remaining very convenient both to Chepstow and the M48 motorway network as well as A449 at Usk and Raglan, giving access to Cardiff, Bristol and the Midlands. The property has been renovated to a high standard in recent years and currently affords principal reception hall, open plan with gallery landing leading to a superb well appointed kitchen with range of appliances, separate living room along with charming dining room, ground floor cloakroom/WC and utility room. To the first floor principal bedroom with en-suite shower room as well as additional guest bedroom with en-suite shower, with two further guest bedrooms and principal bathroom. Furthermore the property benefits from a detached one bedroom barn currently used as extra accommodation by the current vendors but could be an ideal home office or holiday let if required. There is also an additional stone built barn which did have planning permission for conversion into a garage. One could also explore potential residential use. As far as gardens are concerned, the property stands in a very pretty mature garden with side access leading to triple garage and paddocks beyond.

GROUND FLOOR

RECEPTION HALL

Ceramic flooring. Stairs off with LED lighting and glass balustrade. Door to front elevation.

CLOAK ROOM/WC

With low level WC and wash hand basin. Polished stone floor tiles (Mandarin stone).

DINING ROOM

12'6" x 10'0"

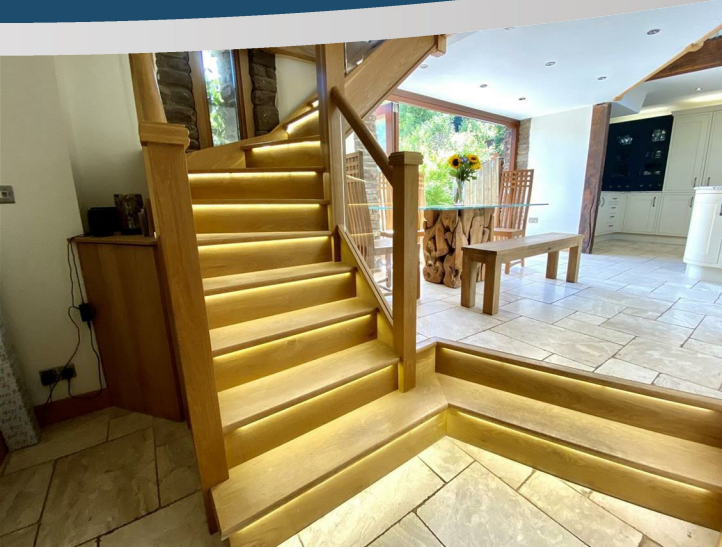
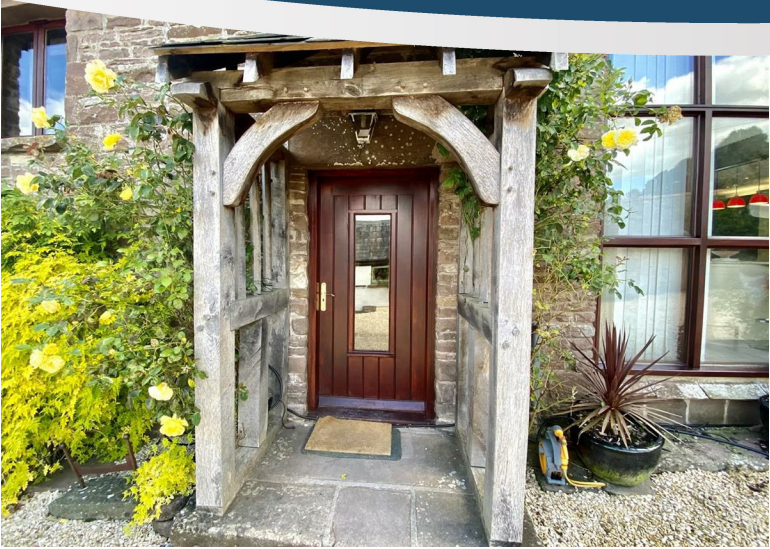
Windows to front and side elevation. Polished stone floor tiles (Mandarin stone).

GARDEN AND GROUNDS

In addition to the little barn, there is also a separate barn forming the other half of this attractive court yard with potential for further conversion or development if required. Otherwise the front gardens are approached via a double wrought iron gateway into a charming gravelled courtyard. A particularly nice feature is the natural stream in the far corner with water feature. Otherwise the majority of the grounds are located to the rear of the Glyn Farm Barn. Immediate to the rear of the house are formal gardens with attractive raised seating area with mature shrubs and flower borders. A side driveway gives access to the triple garage. Beyond the garage block is a productive vegetable area along with small orchard with a variety of fruit trees and the paddock (approximately 1 and 1/2 acres), with all grounds totalling approximately just under 2 acres. Many areas of the garden enjoy extensive Southerly views across the Usk Valley and beyond.

TRIPLE GARAGE

Of timber construction offering excellent garaging or potential stabling space with its own electricity supply. There is also a summer house next to it.



OUTSIDE

LITTLE BARN

A charming detached barn, currently used as the additional guest accommodation but could be utilised for holiday letting etc, subject to all necessary planning consent. It has its own boiler and electric supply. Currently offering

ENTRANCE HALL

With glazed door and window to front elevation. Wood flooring

KITCHEN/LIVING ROOM

10'3" x 10'6"

With quality range of storage units, with integrated fridge, one and half bowl sink unit, electric oven with four ring ceramic hob, granite work surfacing. Full height ceilings. Window to front elevation. Wood flooring.

BEDROOM

10'6" x 10'0"

With window to front elevation. Full height ceiling.

BATHROOM

Appointed with a three piece suite comprising double step-in shower cubicle, vanity wash stand with attractive stone basin. Low level WC. Tile finish to walls.



KITCHEN/DINING ROOM

21'5" x 18'2"

A most attractive feature of Glyn Farm Barn is the super kitchen, semi open plan from the reception hall, with picture window (full height) to the front elevation with extensive views and by-fold doors leading to a flagstone terrace to the rear. The kitchen is well appointed with an excellent range of modern storage units with ample granite work surfacing over, with oversized island/breakfast bar. Integrated fridge/freezer, drinks fridge, dishwasher and range oven with extractor over. Glass fronted backlit display cabinets. Wood burning stove. Polished stone floor tiles (Mandarin stone). Underfloor heating. Concealed doors to living room.

LIVING ROOM

13'8" x 16'

A pretty reception with French doors to front elevation. Windows to rear.

UTILITY ROOM

12'6" x 5'3"

Leading off the entrance hall with tiled flooring. Wall mounted LPG gas central heating boiler. Additional fridge and freezer. Range of storage cupboards and space for washing machine and tumble dryer. Window to side.



FIRST FLOOR STAIRS AND LANDING

A most attractive feature are the oak stairs with glass balustrade leading to a large galleried landing with seating area. The landing itself overlooks both the kitchen and takes in the full height windows to the front with extensive views.

PRINCIPAL BEDROOM

15'2" x 14'5" maximum

With windows to front elevation. Heritage roof light. Window to rear.

EN-SUITE SHOWER ROOM

Appointed with a stylish three piece suite comprising walk-in shower, low level WC and wash hand basin with window to rear.

BEDROOM 2

12'1" x 10'7"

Windows to front and side elevations.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising shower cubicle, low level WC and wash hand basin.

BEDROOM 3

11'1" x 8'6"

With velux heritage window to front elevation.

BEDROOM 4

8'9" x 7'5"

With window to front elevation. With stairway to mezzanine bed deck area.

BATHROOM

Attractively finished with a three piece suite finished in white comprising of panelled bath, low level WC and wash hand basin. Ceramic marble tiles. Window to rear elevation.

