

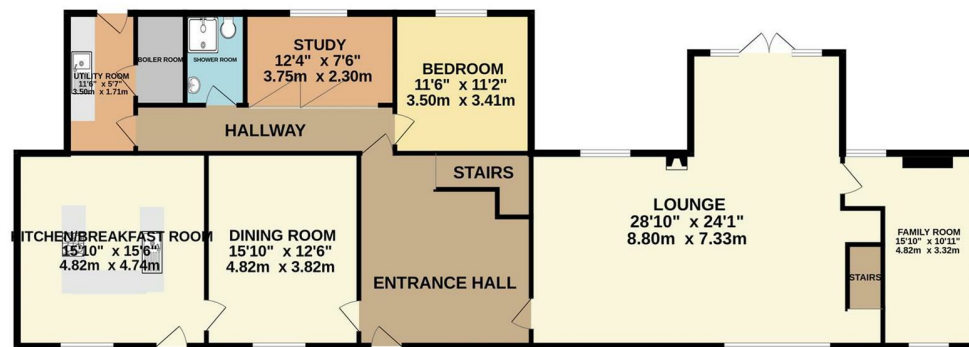
## DIRECTIONS

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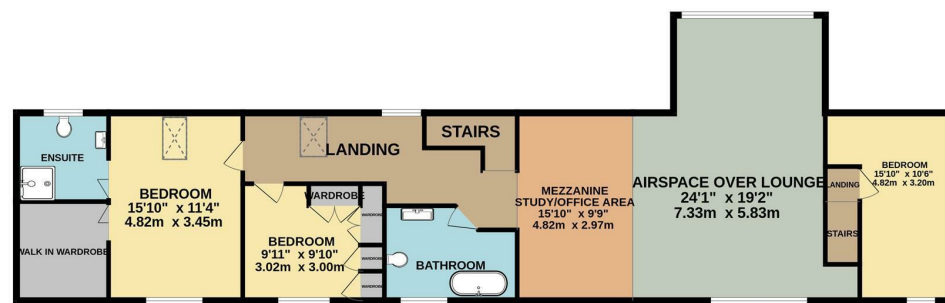
## TENURE - FREEHOLD

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

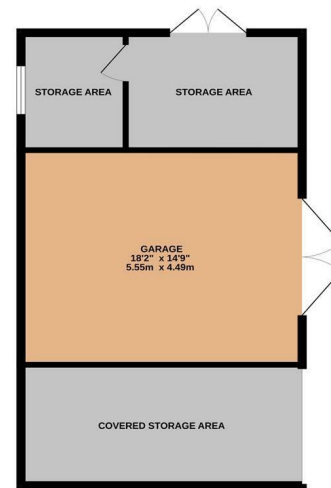
GROUND FLOOR  
1779 sq.ft. (165.3 sq.m.) approx.



1ST FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



OUTSIDE AREAS  
566 sq.ft. (52.5 sq.m.) approx.



**THE GRANARY GREAT HOUSE FARM, UNDY,  
CALDICOT, MONMOUTHSHIRE, NP26 3EN**



**£699,950**

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 purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		

The Granary comprises a Grade II listed barn conversion, located close to the popular village of Undy, which along with Magor enjoys excellent access to the M4/M48 motorway network. The spacious property has been thoughtfully converted with contemporary features such as underfloor heating and offers generous and flexible accommodation, briefly affording large reception hall with impressive principal drawing room being full height with mezzanine gallery overlooking, sitting room/bedroom 4 leading off and stairs to additional guest bedroom accommodation. Also, on the ground floor there is a formal dining room adjacent to a spacious contemporary kitchen with an excellent range of units, with rear hallway giving access to a further guest bedroom, home office, utility room and shower room. Off the main hall stairs there is a mezzanine home office/sitting area overlooking a principal drawing room with further guest bedroom, family bathroom and spacious main bedroom with dressing room and en-suite. The property stands in attractive mature gardens.

## **GARDENS AND GROUNDS**

### **GARAGE/PARKING**

The property benefits from its own allocated parking to the front of the house, single car garage and additional useful storeroom along with second utility room.

### **GARDENS**

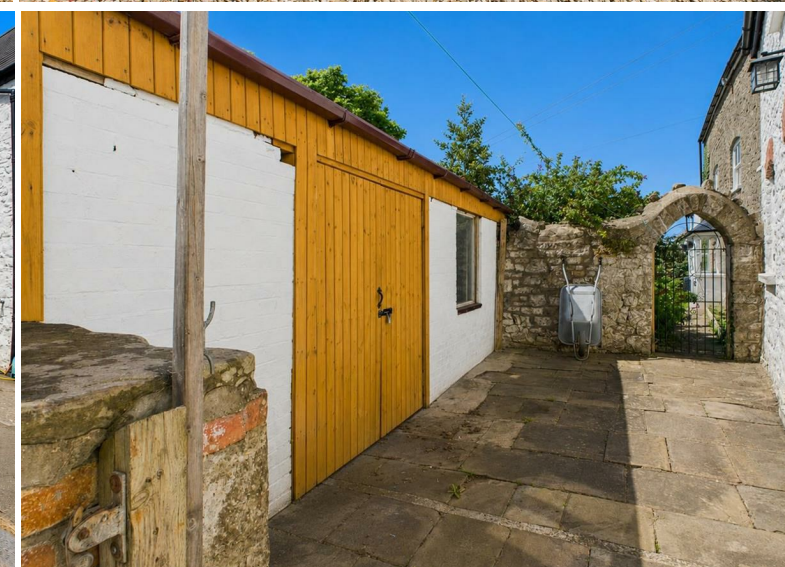
Principally located to the rear, attractive level gardens with several seating areas and a good variety of mature trees and shrubs.

### **AGENTS NOTE**

Please note there is also a potential to purchase an additional 2.57 acre field by a separate negotiation.

### **SERVICES**

Mains water, electricity and drainage. Oil fired central heating.



### EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include step-in shower, low-level WC and wash hand basin inset to storage unit. Tiled walls and tiled flooring.

### BEDROOM 3/DRESSING ROOM

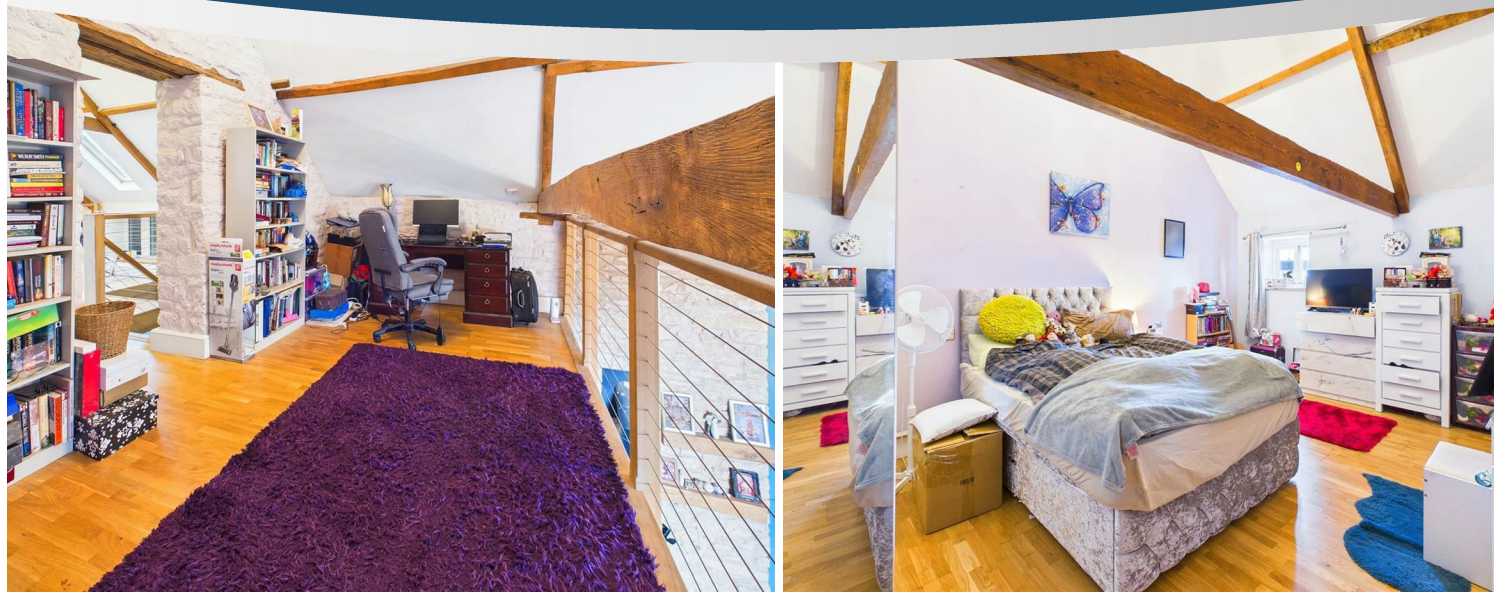
Appointed with an extensive range of storage cupboards but could be utilised as an additional bedroom if required. Window to front elevation.

### PRINCIPAL BATHROOM

A very stylish bathroom with free-standing bath with mixer tap and shower attachment, low-level WC and wash hand basin inset to vanity storage unit. Window to front elevation. Ceramic tiled flooring.

### MEZZANINE

A stylish mezzanine level of good proportions overlooking the attractive drawing room.



### GROUND FLOOR

#### ENTRANCE HALL

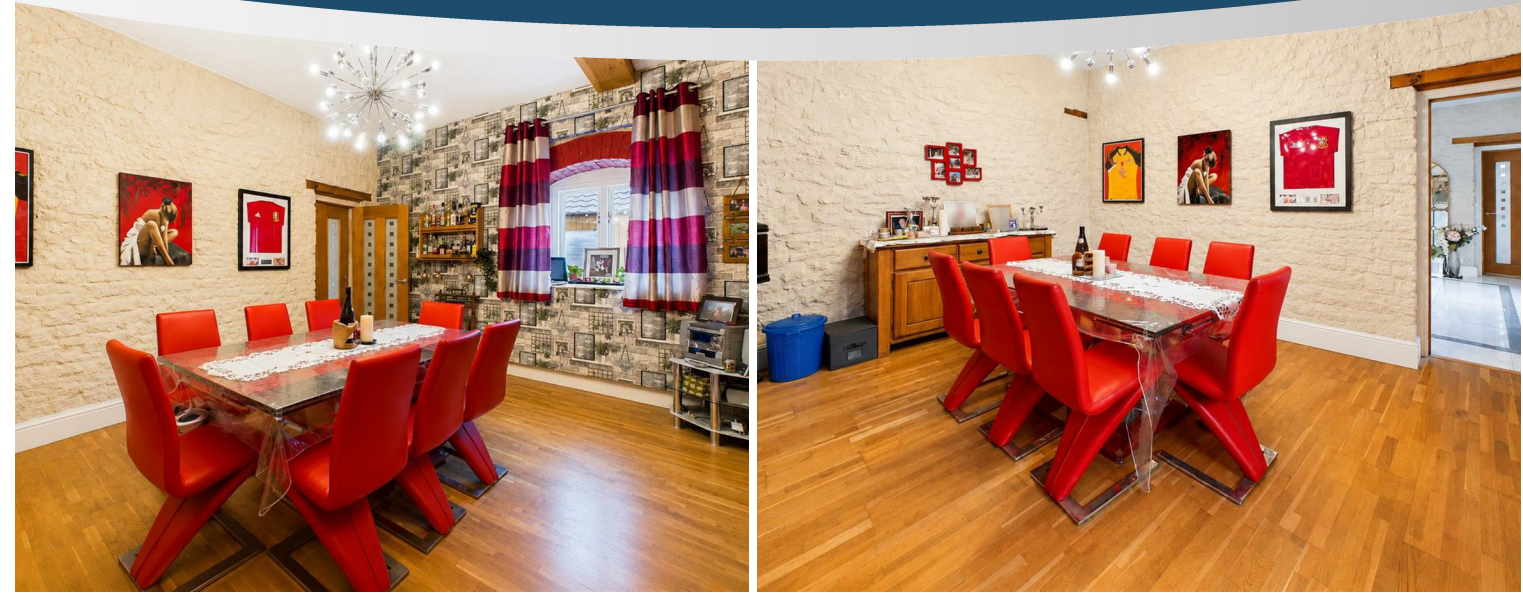
With door to front elevation. Stone finish to wall and ceramic tiled flooring. Contemporary stairs off.

#### DINING ROOM

Well-proportioned dining room with window to front elevation. Exposed stonework to two walls.

#### KITCHEN

Tastefully appointed with an attractive range of storage units with high level cupboards and large U-shaped island with quartz work surfacing over along with hardwood breakfast bar. Single drainer sink unit. Four ring induction hob with feature extractor hood over and eye level twin ovens. Integrated full size fridge freezer and dishwasher. Window to front elevation. Tiled finish to flooring.



### DRAWING ROOM

A most impressive principal reception room of generous proportion with full height ceiling and exposed beams, feature wood burning stove with large mezzanine gallery overlooking this room. Full height windows to front and rear elevations, along with patio doors to rear.

### SITTING ROOM/BEDROOM 4

Currently used as a ground floor sitting room but could also be utilised for additional guest accommodation if required. Window to front elevation.

### REAR HALLWAY

Leading off the main hallway we have the rear hall, giving access to additional bedroom, office, shower room and utility room.

### BEDROOM 5

With window to rear elevation.

### STUDY

With bi-fold doors, currently utilised as a gym but would be also make an excellent home office.

### SHOWER ROOM

Comprising a contemporary three-piece suite to include step-in shower cubicle with jet shower, high tech Japanese style toilet and bowl shape wash hand basin with mixer tap set over storage unit. Fully tiled walls and flooring.

### UTILITY ROOM

With a range of storage units and space for washing machine and tumble dryer. Door to rear elevation. Leading off is a large boiler room, with boiler providing central heating and domestic hot water.

### FIRST FLOOR STAIRS AND LANDING

### BEDROOM 2

A double bedroom with window to front elevation. Exposed beams.

### PRINCIPAL STAIRCASE

Leading off the main hall is a contemporary stairwell leading to the main landing, being of generous proportions and giving access to the remaining guest bedrooms and bathroom.

### BEDROOM 1

A well-proportioned double bedroom with window to front elevation. Velux rooflight. Gives access to large walk-in dressing room and leading to: -

