DIRECTIONS

From our Chepstow office, proceed into the village of Llanishen, taking the turning immediately on the left after the bus shelter. Proceed without deviation along this lane for approximately one and a half miles, dropping down the hill where you will find the Dairy and Llanvair Farm on your right hand side. The five barred gate gives access to the Dairy's private courtyard. What 3 Words - clearly.hiring.mashing

TENURE - FREEHOLD

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

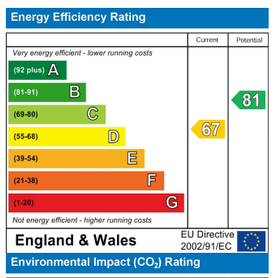


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

THE DAIRY LLANVAIR FARM, FARHILL, LLANISHEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6QU

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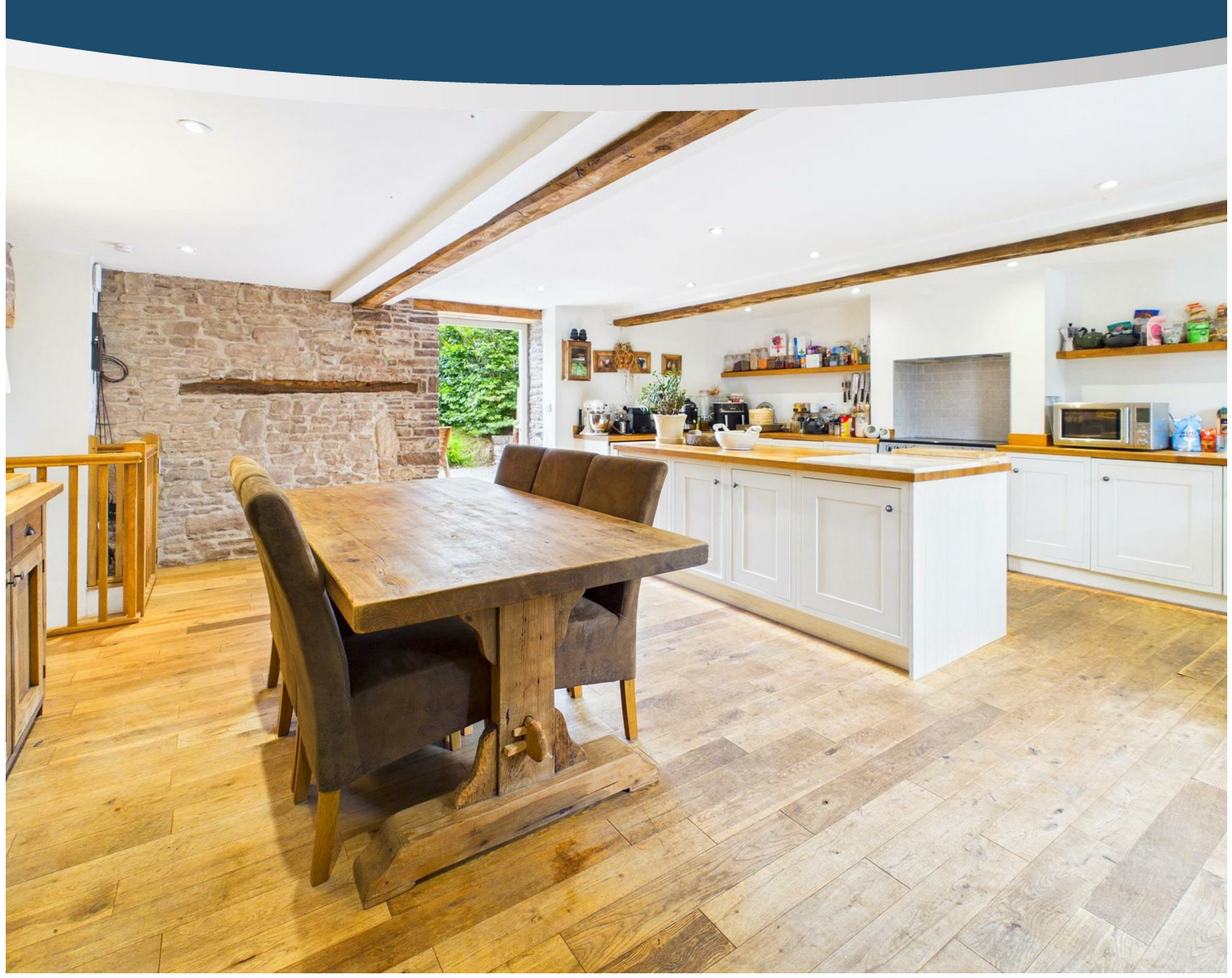
£845,000

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

The Dairy comprises of a stylish Grade II Listed converted barn which has recently been updated with new windows and doors throughout. The property offers spacious and stylish accommodation with options for multi-generational living.

The accommodation layout is set over several levels, with modern amenities such as underfloor heating throughout the ground floor. The property briefly comprises, a spacious country style kitchen/dining room, spacious sitting room and four double bedrooms with en-suite bathrooms. The property stands within tranquil and private gardens with extensive lawned areas, a kitchen garden, wooded areas and a stream, as well as benefitting from parking and a double garage.

Located in this idyllic position within the attractive county of Monmouthshire, and within easy reach of the towns of Chepstow and Monmouth, as well as Usk. With good road access, bringing Cardiff and Bristol within commuting distance.



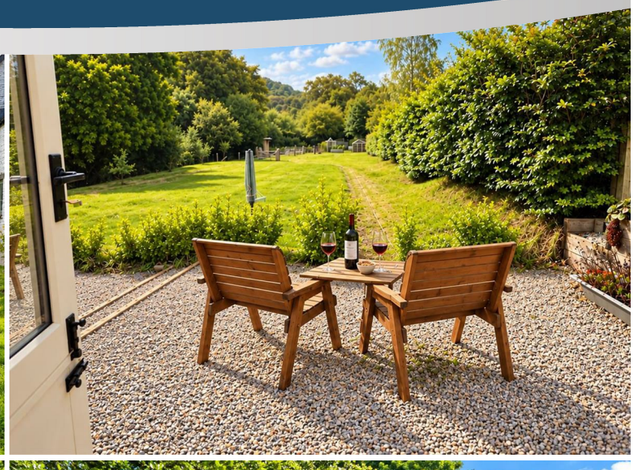
GARAGE
The property is approached by a five barred gate, leading into a large gravelled courtyard which provides parking for several vehicles and leads to a double garage.

GARDENS AND GROUNDS
The grounds are principally laid to lawn at the lower and rear side of the property. A the rear, the current owners have created a kitchen garden with water and also the potential for electricity, along with a separate area with small stable. A low maintenance area off the kitchen provides a perfect spot for entertaining, with views towards the mature woodland and attractive stream with bridge over,

SERVICES
Mains water and electricity. Private drainage, oil fired central heating

AGENTS NOTE
Please note that some images have been virtually staged with AI to showcase the home's potential. These illustrations are intended to help you visualise the layout.









BEDROOM 2
5.44m x 4.95m (17'10" x 16'2")
A spacious double bedroom with exposed roof beams and windows to side and front elevations.

BATHROOM
Appointed with a three-piece suite comprising panelled bath, low-level WC and wash hand basin with mixer tap.

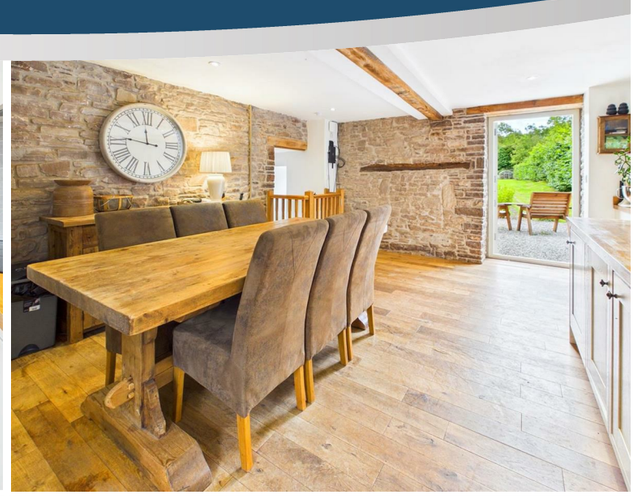


GROUND FLOOR

KITCHEN/FAMILY/DINING ROOM
6.40m x 5.49m (20'11" x 18'0")
A superb and flexible space with kitchen area appointed with a matching range of base units with central island both benefitting hard wood work surfacing over. Belfast sink with mixer tap. Built-in range cooker with concealed extractor over. Integrated dishwasher and washing machine along with space for full height fridge/freezer. Feature exposed stone wall and oak flooring. Windows and door to front elevation. Steps lead down to: -

LIVING ROOM
7.16m x 5.36m (23'5" x 17'7")
An impressive main reception room with windows and doors to both front and rear elevations. Feature wood burner. Oak flooring. Stairs to main first floor landing.









REAR HALLWAY
Leading to: -

LOWER GROUND FLOOR

SITTING ROOM/BEDROOM 3
4.88m x 4.39m (16'0" x 14'4")
Currently utilised as a second sitting room with French doors to front elevation and door to rear garden. Exposed wood flooring and stonework to wall.

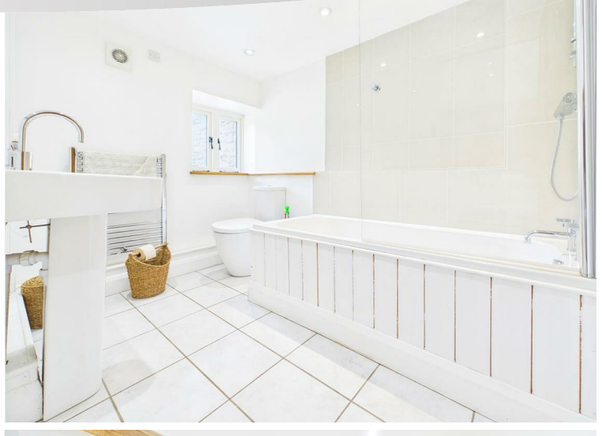
EN-SUITE BATHROOM
Appointed with a three-piece contemporary suite comprising panelled bath with mixer tap and shower attachment and glass shower screen, low-level WC and pedestal wash hand basin. Part-tiled walls and tiled flooring. Window to rear elevation.

STAIRCASE LEADING TO LANDING AND BEDROOM 4

BEDROOM 4
4.95m x 4.27m (16'2" x 14'0")
A double bedroom with impressive exposed roof beams. Window to front and rear elevations.

EN-SUITE SHOWER ROOM
Appointed with a three-piece suite comprising of step-in shower cubicle with tiled surround, low-level WC and wash hand basin with mixer tap.









PRINCIPAL STAIRCASE AND LANDING
Giving access to bedrooms 1 and 2.

BEDROOM 1
5.92m x 5.44m (19'5" x 17'10")
A most impressive principal bedroom, once again with attractive exposed roof beams. Two windows to rear elevation.

SHOWER ROOM
Appointed with a three-piece suite comprising corner step-in shower cubicle with tiled surround, low-level WC and pedestal wash hand basin. Tiled flooring.

