



DIRECTIONS

From our Chepstow office, proceed along the main Chepstow to Usk Road, passing the village of Shirenewton. Continue without deviation, passing Gaerllwd crossroads. Continue around the next sharp left-hand bend, taking the next lane on your left. Then at the T junction go straight over, continuing on this lane for approximately half a mile where you will find the entrance to Great House Farm on your left-hand side. Follow the lane into the Great House Farm development where you will find The Roost on the right-hand side. What three words - ///identity.perfumed.loading

SERVICES

Mains electricity, water and shared drainage. Oil fired central heating.
Council Tax Band F

TENURE - FREEHOLD

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

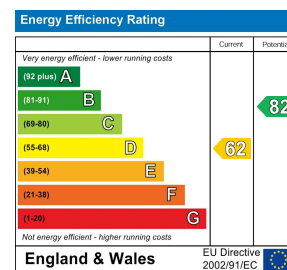


THE ROOST EARLSWOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6FE

4 2 1 D

£450,000

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



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.

The Roost is a unique, spacious and well-presented barn conversion, situated within a stunning rural location. The property is full of character and quirks with 'upside down' living. Accessed from the rear garden into a spacious reception hall, leading to the impressive sociable open plan sitting room/dining room and kitchen, also access to the WC and hidden stairs leading to the upper bedroom. From the hallway ,stairs lead you down to the ground floor where you have a further three bedrooms, one with en-suite bathroom as well as a separate family bathroom. The rear garden is low maintenance with raised flower boarders and to the front you have a spacious garden and ample parking for two vehicles.

Being situated in Earlswood there are good road links leading to Monmouth and Chepstow which in turn provide easy commuting links along the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport within commuting distance.

ENTRANCE LEVEL

RECEPTION HALL

A double-glazed door leads into the welcoming reception hall with French Oak flooring. Stairs to lower ground floor and upper floor. Storage cupboard.

WC/CLOAKROOM

Appointed with a two-piece suite to include corner wall mounted wash hand basin with chrome taps and low-level WC. Frosted window to side elevation.

OPEN PLAN LIVING/DINING/KITCHEN

LOUNGE AREA

5.57m x 3.68m (18'3" x 12'0")

With a stunning full-height stone wall with vaulted beamed ceiling. A beautiful wood burner sits on a stone plinth with Limestone hearth. French Oak flooring. French doors to both front and rear elevations, benefiting from some lovely countryside views.

DINING AREA

3.18m x 2.79m (10'5" x 9'1")

Again with vaulted beamed ceiling and oak flooring. Window to front elevation.

KITCHEN/BREAKFAST AREA

3.77m x 3.25m (12'4" x 10'7")

Appointed with a good range of base and eye level stainless steel units with a peninsula unit with seating and ample wooden worktops over. Two oven Aga cooker with slate tiled and stainless steel splashbacks with granite worktop. Inset two bowls sink with drainer and chrome mixer tap. Space for washing machine, fridge/freezer and microwave. Integrated dishwasher. Windows to side and front elevations.

LOWER GROUND FLOOR

Giving access to three bedrooms and a family bathroom.

BEDROOM 1

3.89m x 2.81m (12'9" x 9'2")

A double bedroom with French doors to front elevation. Built-in wardrobe. Door to :-

EN-SUITE

Comprising a freestanding bath, twin wall-mounted wash hand basin, low level WC and a wet room style shower area with mains fed shower over. Fully Limestone tiled walls and flooring. Electric underfloor heating and large radiator towel rail.

BEDROOM 2

3.37m x 3.23m (11'0" x 10'7")

A double bedroom with a walk-in wardrobe and French doors to front elevation.

BEDROOM 3

2.87m x 1.99m (9'4" x 6'6")

A versatile room with French doors to front elevation.

FAMILY BATHROOM

Comprising neutral three-piece suite to include freestanding bath, twin wash hand basin and low level WC. Fully Limestone tiled walls and flooring. Electric underfloor heating and large radiator towel rail.

UPPER FLOOR

LOFT BEDROOM

4.50m x 3.77m (14'9" x 12'4")

A good size room with two Velux windows, one to the rear and one to the front elevations. Feature stone wall and beams.

OUTSIDE

A long tree-lined driveway leads to a private gated parking space for two vehicles next to the property. Access to the property is through the door at the rear of the property which leads you into the entrance hall. On the lower level there is a south facing area laid to patio slabs perfect for dining and entertaining, as well as some raised beds. To the upper level there is a gravelled area.

SERVICES

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

