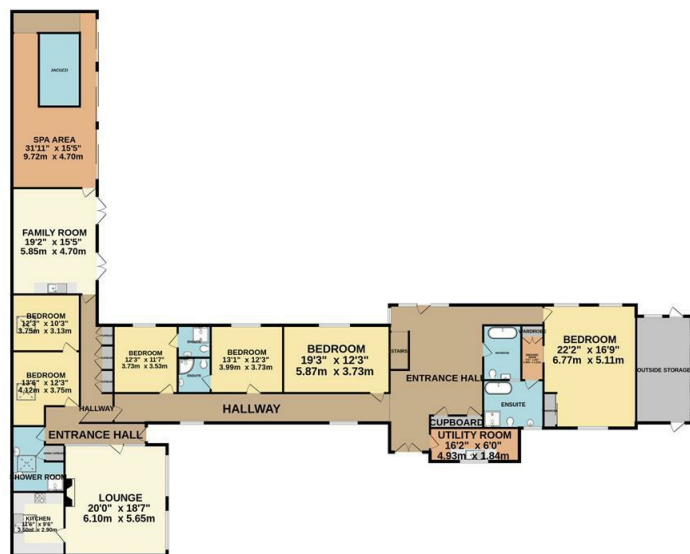




GROUND FLOOR  
4038 sq.ft. (375.1 sq.m.) approx.



1ST FLOOR  
1872 sq.ft. (173.9 sq.m.) approx.

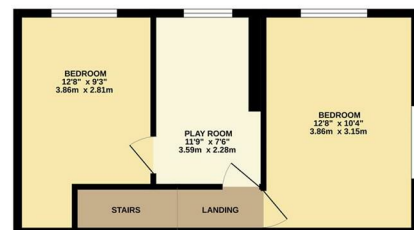


TOTAL FLOOR AREA : 5910 sq.ft. (549.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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# Penmoel Barn Woodcroft Close, Woodcroft, Gloucestershire, NP16 7HX

## £1,250,000

**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 S. Room sizes should not be relied upon for carpets and finishes.

**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 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 assume that the property has all necessarily planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Penmoel Barn comprises a tastefully renovated and converted former farm barn, located in a pleasant position within the established and popular village of Woodcroft, near the historic town of Chepstow. The village enjoys a very good reputation and also benefits from a well established and popular village pub. Woodcroft is positioned on the periphery of the Wye Valley with attractive walks and countryside pursuits being close at hand. The town of Chepstow is well positioned with excellent access via the M48 motorway bringing Cardiff and Bristol within commuting distance with high-speed rail link from Bristol Parkway to London.





OUTBUILDINGS

Penmoel Barn benefits from attached garage which gives pedestrian access to the rear of the property.

GARDENS AND GROUNDS

The barn is approached via its own impressive private driveway terminating at a large parking/turning area with adjacent paddock. To the rear of the property are attractive southwest facing gardens which are both level and well enclosed.

SERVICES

Mains water and electricity. Private drainage. Oil fire central heating.

BARN

The property is approached via an impressive driveway bringing you to the front of the main barn with paddock to your right. Leading through into the main entrance hall of the property you will find an impressive space with windows to the rear enjoying attractive south westerly views, with oak flooring. Leading off the hall is a useful utility room and guest bathroom with an updated suite with claw foot bath, wash hand basin and low-level WC. The generous staircase leads up to a large galleried landing which gives access to the main kitchen/family room, extensively appointed with a good range of storage units with ample work surfacing over, complimented by a large island, along with built-in appliances. This room benefits from dual aspect views with doors to Juliette balcony to the rear and wood burning stove. Leading off the galleried landing is a guest cloakroom/WC and principal reception room which is a most impressive main reception room, extremely generously proportioned offering flexible accommodation for either a principal drawing room or a combination of drawing room, dining room and sitting room. This room enjoys views to the rear with door to spiral staircase leading down to the main gardens. Returning to the ground floor one finds the impressive principal bedroom suite with windows to both elevations with en-suite dressing room giving access to the updated en-suite bathroom with freestanding bath, wash hand basin, low level WC and step in shower. Across the main hallway is the guest bedroom wing with three further bedrooms, two of which enjoy en-suite shower rooms. Leading from the wing, one then continues into the games room. A very flexible space with French doors to the garden with kitchenette area and offering flexible accommodation. Leading off this is the swimming pool which the vendors have recently installed. A large aquajet swimming pool with the benefits of whirlpool jets and lower maintenance and running costs. This room benefits from three French doors leading to the gardens.







**ANNEX**  
To the front of the property is an attached annexe offering very pleasant, independent accommodation offering its own entrance hall into an impressive reception with full height panelled ceiling with exposed stone fireplace and windows to the side elevation. Leading off this is a well-appointed kitchen, complimenting the shower room as well as bedroom which interconnects to a further guest bedroom or dressing room.

**GARDEN COTTAGE**  
Located in the rear garden is a very pretty detached cottage, excellent for the extended family or other guest uses. Currently offering entrance porch leading into the spacious living room with feature fireplace and stairs off. With rear hallway giving access to the shower room and well-appointed kitchen. Heading upstairs one finds the principal bedroom with attractive dual aspect windows providing extensive views, with two further interconnecting guest bedrooms.

