



DIRECTIONS

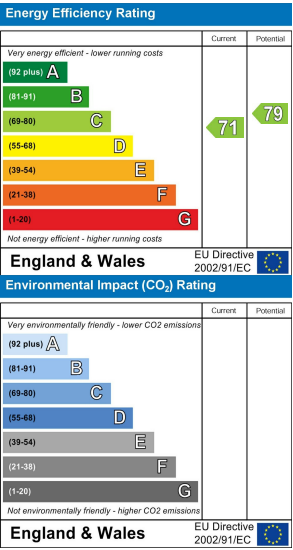
From our Chepstow office proceed to the main St. Lawrence roundabout. Take the third exit and follow this road past St. Pierre Country Park to the next roundabout, take the second exit onto the A48 and carry on along this road without deviation for approximately 4 miles, where you will find the property on your left.

SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band G.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2798 sq.ft. (259.9 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 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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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.



SWALLOW BARN PENHOW, CALDICOT,  
MONMOUTHSHIRE, NP26 3AD

4 2 3 C

£775,000

Sales: 01291 629292  
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Swallow Barn comprises an attractive barn conversion occupying a pleasant position within this popular semi-rural location, providing easy access to A48 and the M4 motorway network, yet enjoying a peaceful setting affording panoramic views to the front over surrounding countryside. The accommodation is deceptively spacious and versatile and will no doubt appeal to a variety of markets to include the potential for multi-generational living needs. The property briefly comprises to the ground floor: reception hall, WC/cloakroom, reception room with feature fireplace, sitting room, formal dining room, open plan kitchen/breakfast/family room and a useful utility room. To the first floor are four double bedrooms including principal with en-suite and walk-in-wardrobe, as well as a four-piece family bathroom. The property further benefits a private courtyard to the front providing off-street parking, a detached double garage offering fantastic further use, depending on requirements, along with a second driveway. The rear garden is beautifully landscaped and enjoys a southerly aspect, comprising a sizeable paved patio area perfect for al-fresco dining and entertaining, coupled with a large level lawn ideal for children to play. We would strongly recommend an internal viewing to appreciate what this property has to offer.

#### **FAMILY BATHROOM**

Comprising a four-piece modern and neutral suite to include panelled bath with taps, walk-in shower with glass shower screen, mains fed shower unit to include waterfall showerhead and separate hand-held attachment, pedestal wash hand basin with mixer tap and low-level WC. Heated towel rail. Frosted window to rear elevation. Feature exposed beam. Fully tiled walls.

#### **OUTSIDE**

##### **GARAGE**

**8.74m x 5.13m (28'8" x 16'10")**

A detached double garage with two wooden doors and pedestrian door to side, offering a fantastic storage facility, space for cars to be parked or indeed potential for a further use, to include a studio or home working space, depending on requirements. There is overhead storage on the rafters and fitted unit. Parking for two vehicles in front of the garage.

##### **GARDENS**

The property is approached via a tarmac driveway providing access to a handful of properties. Swallow Barn enjoys a private driveway laid to stones, providing off-street parking for two vehicles. There is a paved terrace and an attractive low level stone wall to the front. To the rear is a beautifully landscaped mature south-facing rear garden comprising feature flagstone terrace which runs the full width of the property, providing a fantastic space for dining and entertaining. Feature stone wall to one boundary which creates a courtyard setting. Step leads up to sizeable level area laid to lawn bordered by an attractive range of plants and shrubs. The rear garden is fully enclosed by stone wall and timber fencing.

##### **SERVICES**

All mains services are connected to include mains gas central heating.





### EN-SUITE SHOWER ROOM

Comprising a tasteful contemporary suite to include walk-in wet room style shower with glass shower screen and mains fed shower unit to include overhead waterfall and separate hand-held shower attachment, wash hand basin inset to vanity unit with mixer tap and low-level WC. Wall-mounted heated towel rail. Tiled floor. Velux rooflight.

### BEDROOM 2

**4.32m x 4.32m (14'2" x 14'2")**

A good size double bedroom with two built-in wardrobes. Feature exposed beams. Window to rear elevation.

### BEDROOM 3

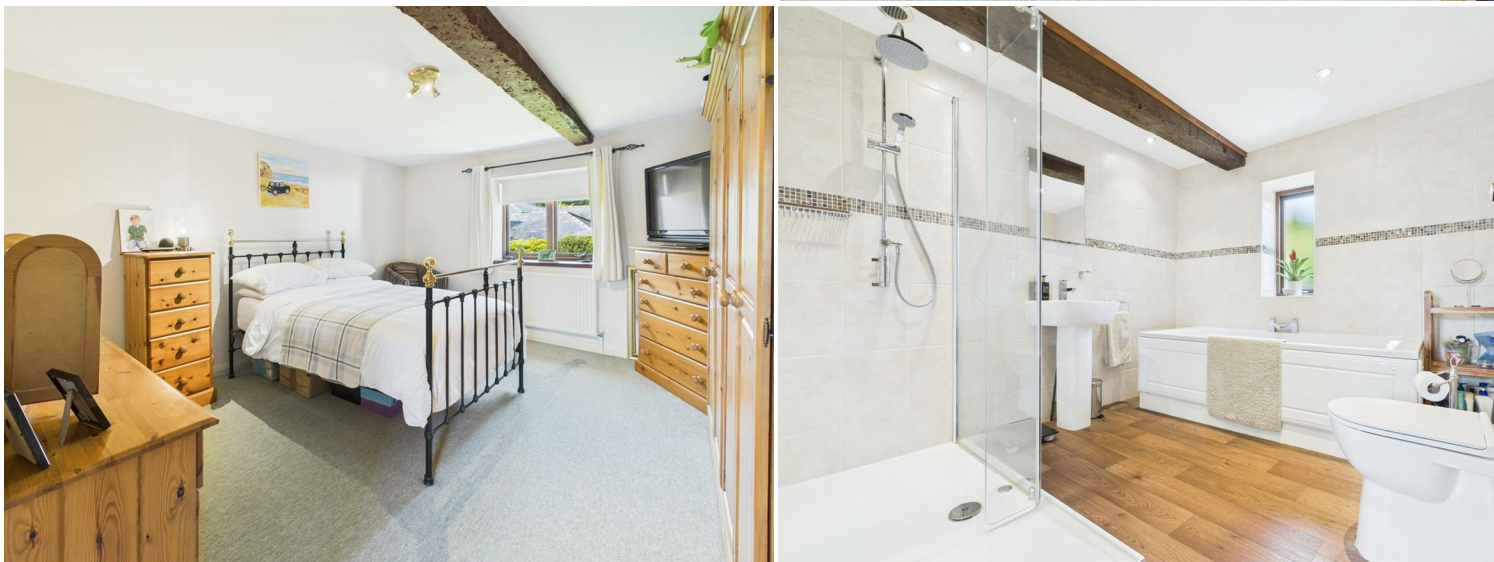
**4.32m x 3.68m (14'2" x 12'1")**

A further double bedroom with window to rear elevation.

### BEDROOM 4

**5.54m x 3.30m (18'2" x 10'10")**

A very good size double bedroom benefiting a dual aspect to both front and side. Feature exposed beam.



### GROUND FLOOR

#### RECEPTION HALL

Wooden door leads into welcoming reception hall with half-turn staircase to galleried landing. Window to side elevation with feature window seat and exposed stone surround. Feature vaulted ceiling with exposed original beams. Understairs storage cupboard.

#### CLOAKROOM/WC

Comprising low level WC and wash hand basin inset to vanity unit with feature pebble splashback and mixer tap. Frosted window to front.

#### RECEPTION ROOM

**5.54m x 5.31m (18'2" x 17'5")**

A well-proportioned reception room with double aspect to both front and rear elevations as well as French doors leading to rear garden. Feature exposed brick wall to one side and fireplace with slate hearth and large free-standing wood burner.

#### SITTING ROOM

**4.47m x 3.99m (14'8" x 13'1")**

Currently utilised as a second sitting room/snug with French doors to rear garden. Feature exposed fireplace with flagstone hearth (currently not in use).





**FORMAL DINING ROOM**

**5.54m x 3.94m (18'2" x 12'11")**

A sizeable dining room with window to front elevation and French doors to rear garden. Feature exposed brick wall to one side. Door to: -

**KITCHEN/BREAKFAST/FAMILY ROOM**

**5.54m x 2.90m (18'2" x 9'6")**

Comprising a fantastic open plan and sociable space affording an extensive range of fitted base and eye level wooden storage units with ample granite worktops and tiled splashbacks along with breakfast bar. One and half bowl and drainer stainless steel sink unit with mixer tap. Freestanding Range cooker with extractor over. Integrated dishwasher. French doors to front courtyard and window to side elevation. Step up and door to: -



**UTILITY ROOM**

Appointed with fitted laminate worktop and eye level units. Space for full height fridge/freezer and washing machine. Loft hatch. Housing Worcester gas combi-boiler (installed in 2024). Window to rear elevation and stable door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

Spacious landing area with two windows to front elevation with panoramic views. Loft access point. Built-in airing cupboard with inset shelving.

**PRINCIPAL BEDROOM**

**3.99m x 3.81m (13'1" x 12'6")**

A generous double bedroom with window to rear elevation. Feature exposed beams. Walk-in wardrobes.

