



The Old Dairy, Green Street Redwick Caldicot NP26 3DY

£539,000 Freehold

pa black



Entrance Hall

Entered via a solid wood front door. Walkway into kitchen area, doors off to dining room, Bedrooms 1&4 and family bathroom. Doors to storage cupboard and airing cupboard housing the oil fired boiler. Two wooden framed double glazed window to front aspect and wall mounted radiator. Wood to floor.

Kitchen

15' 9" max x 17' 1" max (4.80m max x 5.21m max)

Fitted with a range of wall and base units finished with laminated worksurfaces and tiled splashbacks. A stainless steel 18 1/2 bowl sink with drainer and mixer tap. a 5 burner hob with cooker hood and integrated eye level fan assisted double oven. Island fitted with exposed stone base and laminate worksurface with undercounter space and plumbing for washing machine and dishwasher. Wooden framed double glazed window to side and solid wood door to side garden. Wall mounted radiator and wood to floor. Ceiling mounted extraction fan.

The Old Dairy, Green Street Redwick Caldicot Gwent NP26 3DY

This beautifully converted detached barn offers lots of period features. Its exposed beams, stone feature walls and fireplaces add to this properties characteristics and charm. Its stylish and contemporary accommodation mixed with original features boast generous room sizes, high ceilings with exposed beams and floor to ceiling windows capturing an abundance of natural light. It sits in grounds of aprox .6 of an acre and contains mature fruit trees and shrubs and sheds. The views over the neighbouring farmland are idyllic. Set within spacious level grounds offering versatile living accommodation, with large driveway and turning circle and a garage which has been plasterboarded and contains electrical points and lighting.

It's situated in the desirable yet accessible rural village of Redwick. The nearby village pub is the Rose Inn, a free house situated on South Row. In May 2011, after a four-year wait, a grant from the Big Lottery Fund alongside £200,000 from the Welsh Assembly which meant a replacement of the existing 60-year-old Village Hall. There is also a village church that is unusually large for a parish church on the Caldicot and Wentloog Levels, perhaps second only in its grandeur to that at Peterstone.

This property is well suited to those wishing to combine good commuting links with a rural lifestyle. Junction 23a of the M4 Motorway is just four miles away bringing Newport, Cardiff, Bristol and London within easy reach.

Dining Room

15' 7" x 18' 3" max into recess (4.75m x 5.56m max into recess)

Wooden framed double glazed window to side. Two Velux skylights to front aspect. Stone fireplace with wooden beam housing a dual fuel Stovax stove. Wall mounted radiator and wood to floor.

Lounge

Irregular Shaped Room 24' 2" max into recess x 15' 6" max (7.37m max into recess x 4.72m)

Set in the corner of the barn conversion offering 3 wooden framed double glazed windows and door to rear garden and 1 wooden framed double glazed window to front aspect. Chinese river sale to floor with underfloor heating. Stone fireplace housing dual fuel stove.



Bedroom 1

13' 1" x 15' 3" (3.99m x 4.65m)

Wooden framed double glazed window to side aspect and wooden framed double glazed window to front aspect. Wall mounted radiator and wood to floor.

En Suite

Wash hand basin and pedestal with mixer tap. Close coupled WC and corner shower enclosure with tiled splashback. Light and shaver point. Ceiling mounted extraction unit and wall mounted radiator. Wood to floor.

Bedroom 2

18' max x 15' max (5.49m max x 4.57m max)

Wooden framed double glazed window to front aspect and wooden framed double glazed window and door to rear. Wall mounted radiator and carpet to floor. Door to en-suite.

En Suite

Wash hand basin and pedestal with mixer tap. Close coupled WC and shower enclosure with tiled splashback and electric shower. Carpet to floor.

Bedroom 3

10' 5" x 9' 5" (3.17m x 2.87m)

Currently used as a gym room. Wooden framed double glazed window to rear aspect. Chinese river slate to floor with underfloor heating.

Bedroom 4

11' 9" max x 9' 11" max (3.58m max x 3.02m max)

Wooden framed double glazed window to side. Exposed beams mounting a mezzanine floor. Wall mounted radiator and wood to floor.

Bedroom 5

Irregular Shaped Room 12' 1" max x 9' 10" max (3.68m max x 3.00m)

Currently used as an office. Wooden framed double glazed window to side aspect. Exposed stone wall feature and cupboard housing underfloor heating mechanics. Chinese river slate to floor and underfloor heating.



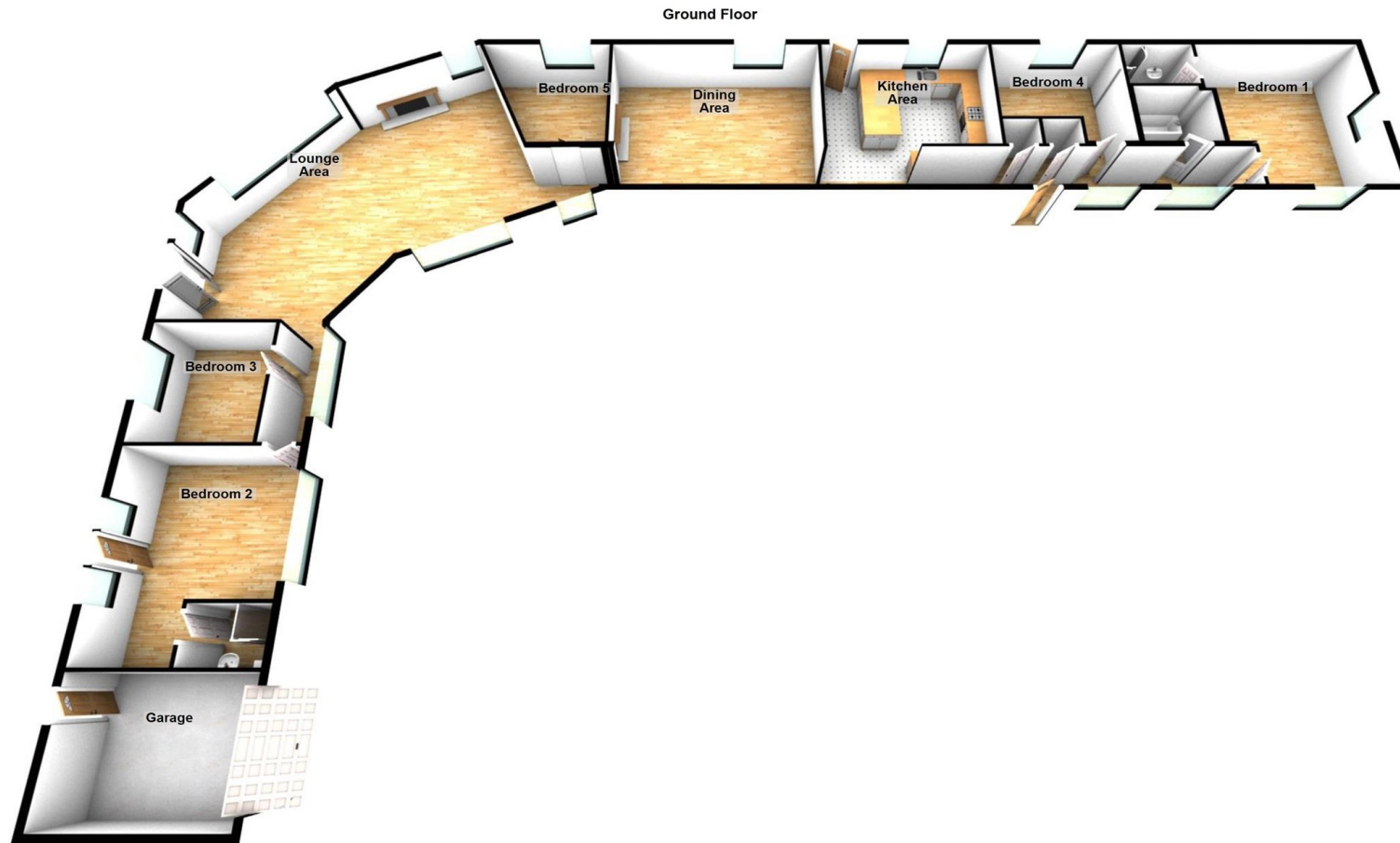
Outside

Access gained via a shared driveway from village road. Entering your driveway at the front side of the property with a chippings drive and centre turning circle. Up and over garage door giving access to the single integral garage with has electric and lighting. To the side rear of the property is a patio area leading to the level area laid to lawn. There are a range of mature fruit trees and shrubs. There are two garden sheds in situ.

Listers Notes

The property is on mains electricity and water. There is oil fired central heating and a shared communal treatment for sewerage. The property sits in an area that is of special scientific interest. Council Tax band G.





1 Bank Street, CHEPSTOW, Gwent, NP16 5EL

EPC Rating: D

Property Ref:CPW100160 - 0008



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