



THE GRANARY

LLANVAIR FARM | LLANISHEN | CHEPSTOW



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THE GRANARY IS A STUNNING GRADE II LISTED ATTACHED BARN CONVERSION SITUATED IN A PEACEFUL POSITION WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY. OFFERING VERSATILE ACCOMMODATION SPREAD ACROSS TWO FLOORS AND BURSTING WITH CHARACTER AND CHARM THE PROPERTY EVEN HAS ACCESS TO IT'S OWN SECTION OF BROOK WHICH REALLY ADDS A MAGICAL TOUCH TO THIS IDYLIC FAMILY HOME.

- First floor principal bedroom with bathroom and walk in wardrobe
 - Two ground floor bedrooms •
- Glorious, bright and airy open plan kitchen, dining and family room •
- Study / fourth bedroom with an external door to the rear garden •
 - Beautiful gardens of approximately three quarters of an acre •
- Single garage on neighbouring courtyard and planning permission for a detached double garage on The Granary's extensive off-road parking area •
 - Located in an area of outstanding natural beauty •

DISTANCES FROM THE GRANARY

Raglan 5.4 miles • Usk 6.8 miles • Monmouth 8.8 miles
Chepstow 10.3 miles • Abergavenny 15.0 miles • Newport 19.0 miles
Cardiff 29.9 miles • Bristol 26.4 miles • London 133.3 miles
Cardiff Airport 56.5 miles • Bristol Airport 56.7 miles
Birmingham Airport 73.3 miles • Chepstow Train Station 10.3 miles
Abergavenny Train Station 14.0 miles • Bristol Parkway Station 21.9 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Granary is located in Llanishen, a village between Monmouth and Chepstow. It has a thriving village hall with a number of activities available, a garage and village shop, The Carpenters Arms public house and running, cycling and walking routes for all abilities to places such as Trellech to see Harolds Stones and Tintern to visit Tintern Abbey.

There are good connections to the main road network with the historic border town of Monmouth being just over 8.8 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle and the Monmouthshire and Brecon Canal are all easily accessible.

Just 10.1 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops, eateries and everything a thriving town centre has to offer.

THE PROPERTY

The Granary is believed to date back to the early 1600's and although renovated in 2016 is still steeped with character and charm.

Step inside, using either the formal entrance into the entrance hall or the practical entrance through the rear entrance hall / study which leads to the primary living space.

The open plan kitchen, dining and family room is a beautiful bright and airy space with high vaulted ceilings, original beams and exposed stone walling.

The kitchen is well equipped with a range of base and wall units with solid oak work tops. There is a stylish range cooker, American style fridge freezer, Belfast sink and an integrated dishwasher and washing machine.



The dining area boasts flagstone flooring and sits within the original cart openings. The space is flooded by light from full height glazed windows that incorporate a set of French doors to access broad stone steps.

The sitting area benefits from a magnificent wood burning stove, arrow slit style windows and full height vaulted ceiling with exposed stone walls and original wooden beams.

Steps from the kitchen lead down to two double bedrooms, a ground floor shower room and the formal entrance hall.

The generous principal bedroom can be found on the first floor and is a wonderful space. Triple aspect windows, exposed beams and stone walling are some of the features in this versatile room. There is also a modern bathroom and walk in wardrobe.

The property is ready for the new owners to simply move in, unpack and enjoy.

OUTSIDE

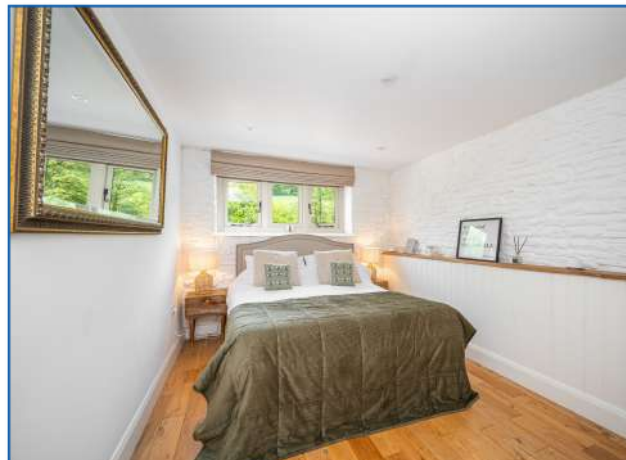
The Granary has attractive, established gardens measuring approximately three quarters of an acre.

The gravelled al-fresco dining area meets a vast level lawn bordered by a plethora of wildflowers and fruit trees. A track runs down the side of the garden to an additional garden area home to a myriad of wildlife. This space would act as the perfect place to keep some chickens or start a vegetable patch. A path leads through a magical woodland to the beautiful, babbling brook that really enhances this rural property package.

A single garage can be found on the neighbouring courtyard and an extensive off road parking area can be found to the rear aspect with planning permission approved for a detached double garage to be built.

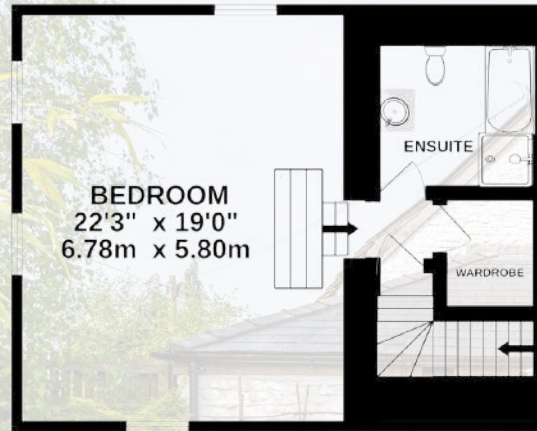
Fantastic walks can be enjoyed direct from your doorstep taking in woodland, waterfalls and breathtaking views of Monmouthshire and beyond.

The owners have described The Granary as having a holiday like feel, every single day which will allow any purchaser to take a much needed step back from every day life.



FLOORPLAN

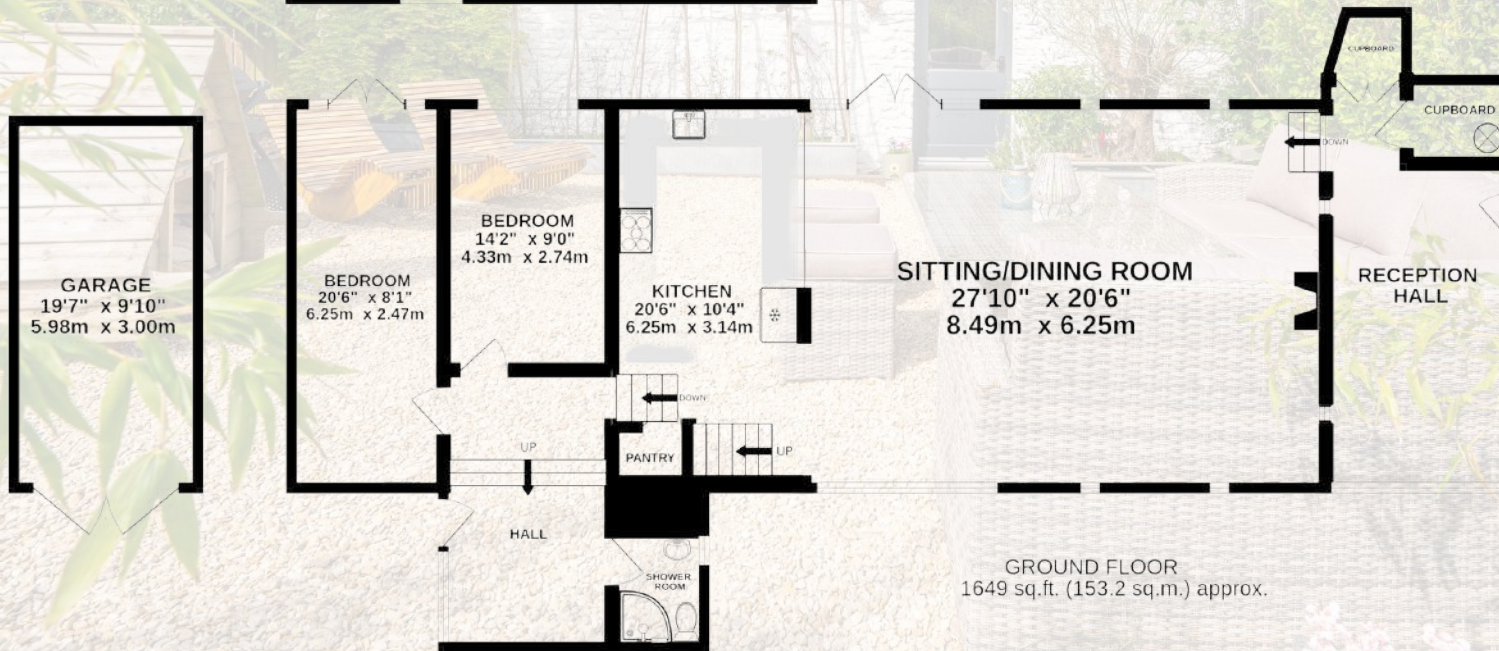
1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2220 sq.ft. (206.2 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
1649 sq.ft. (153.2 sq.m.) approx.

KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage (sewage treatment plant).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G


Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue until you reach Trellech. At The Lion Inn bear right and continue along Church Street then stay right following Chepstow Road. Continue on Chepstow Road and turn right just before The Carpenters Arms. Continue until you reach a T junction, turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear left and stay on this lane, continue left at the T Junction and the property will be found shortly after on the right hand side.

From Chepstow head towards the racecourse and at the Itton roundabout join the Itton Road. Follow the B4293 through Howick and Devauden. Upon reaching Llanishen turn left immediately after the Carpenters Arms public house, Continue until you reach a T junction, turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear left and stay on this lane, continue left at the T Junction and the property will be found shortly after on the right hand side.

Postcode: NP16 6QU

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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