



# LONG BARN

CHURCH FARM | CWMCARVAN | MONMOUTH | MONMOUTHSHIRE



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MONMOUTHSHIRE | NP25 4JP

LONG BARN IS AN ELEGANT CONVERTED BARN SITUATED WITHIN THE VILLAGE OF CWMCARVAN. THE PROPERTY IS BRIMMING WITH CHARACTER FEATURES AND OFFERS VERSATILE ACCOMODATION BOASTING TWO ANNEXE'S, ONE OF WHICH IS DETACHED FROM THE PROPERTY AND ONE THAT IS USED FOR ANCILLARY ACCOMODATION TO THE MAIN RESIDENCE. TUCKED AWAY IN A RURAL LOCATION BUT JUST 3 MILES FROM TRELLECH AND 5 MILES FROM MONMOUTH

- Beautiful detached three-bedroom barn conversion •
- Three bedrooms, three bathrooms and three reception rooms •
- Versatile, fully equipped, attached one bedroom annexe that has been recently converted •
- Impressive detached one bedroom annexe known as 'The Coach House' •
  - Spectacular panoramic views towards The Sugar Loaf and the Brecon Beacons National Park •
- Established gardens, courtyard and patio amounting to circa 1 acre •
  - Sloping paddock amounting to circa 1.1 acres •
- Two off-road parking areas, steel framed agricultural outbuilding and workshop with W.C •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM LONG BARN

Trellech 3.3 miles • Monmouth 5.4 miles • Raglan 6 miles  
Chepstow 13 miles • Abergavenny 16.1 miles • Newport 23.9 miles  
Bristol 30.4 miles • Cardiff 35.4 miles • London 140 miles  
Chepstow Train Station 13.3 miles • Bristol Parkway Station 25.8 miles  
Bristol Airport 49.9 miles • Birmingham Airport 75.8 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

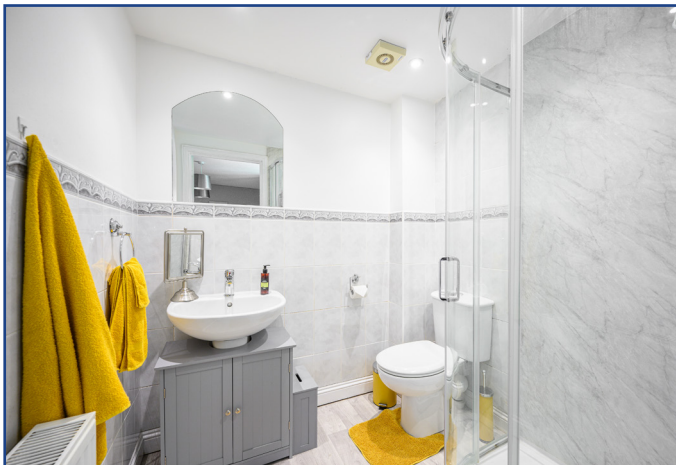
Long Barn enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the M4.

Situated along a quiet country lane the property can be accessed via two private driveways.

There are excellent connections to the main road network with the historic border town of Monmouth being only 5.4 miles away. Monmouth boasts excellent schools including Haberdashers independent boys' and girls' schools, Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

Raglan is just 6 miles away from Long Barn. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

An abundance of tourism and recreational activities exist within Monmouth 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, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



## THE PROPERTY

Long Barn offers an excellent opportunity to acquire a substantial and attractive converted barn with bountiful character. Long Barn itself is set within approximately 1 acre of gardens and boasts a 1.1 acre paddock, suitable for a variety of uses.

This attractive detached family home was converted roughly 20 years ago and is extremely versatile for those looking for either multi-generational living or interested in running a holiday/residential letting business on site.

Step into the entrance hall which offers access to all of the rooms on the ground floor.

The kitchen / dining room boasts wooden base and wall units with laminate worktops. There is an integral oven and fridge freezer and space for a dish washer. A sink positioned underneath a window looks out to the courtyard area. Adjacent to the kitchen is a convenient utility room, snug and shower room.

Completing the ground floor in the main barn is a magnificent sitting room with electric fireplace and character features such as exposed stone walling and floor to ceiling windows. This room also has bi-fold doors leading into the attached recently converted one bedroom annexe.

Stairs from the sitting room lead up to a spacious landing area, three double bedrooms, family bathroom and balcony. Two of the bedrooms benefit from en-suite facilities and all three bedrooms benefit from fitted wardrobes. The first floor enjoys spectacular views across your own land and the rolling Monmouthshire countryside.

## THE ANNEXE

The attached annexe has been recently converted to an excellent standard and is extremely bright and airy. This space would be perfect for multi-generational living as it is all on one level and flows effortlessly into the main residence.

The annexe consists of an open plan kitchen / dining / living room, shower room and bedroom.

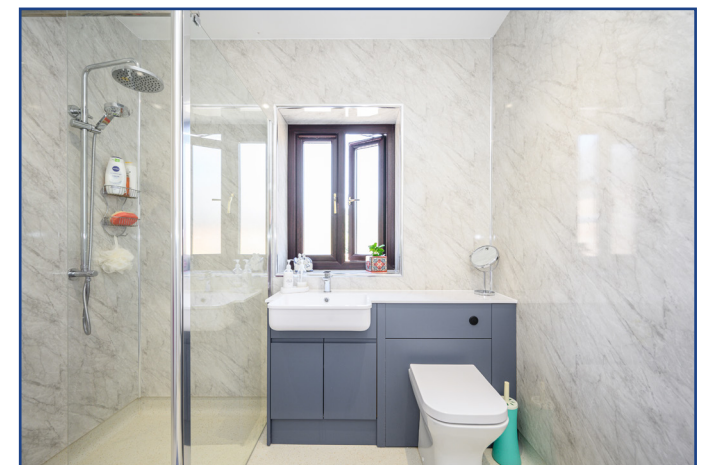
The kitchen offers a range of light grey base and wall units with laminate work tops and a central island / breakfast bar. Integral appliances include an oven and fridge freezer and just like the main kitchen a sink overlooks the courtyard area.

## THE COACH HOUSE

In addition to the attached annexe Long Barn also offers a detached one bedroom annexe known as 'The Coach House'. This space has previously been let out for holiday and residential purposes.

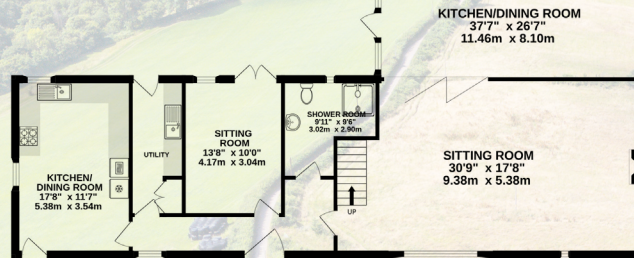
The Coach House consists of an open plan kitchen / dining / living room, shower room and bedroom.

The kitchen offers a range of light grey base and wall units with laminate work tops. There is an integrated oven and space for a washing machine.



# LONG BARN + THE ANNEXE

**GROUND FLOOR**  
1845 sq.ft. (171.4 sq.m.) approx.



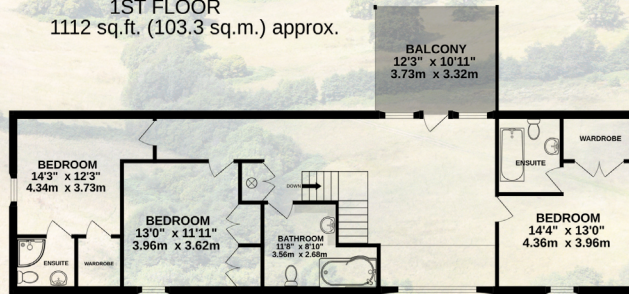
LONG BARN, CWMCARVAN, MONMOUTH, NP25 4JP

TOTAL FLOOR AREA : 2957 sq.ft. (274.7 sq.m.) approx.

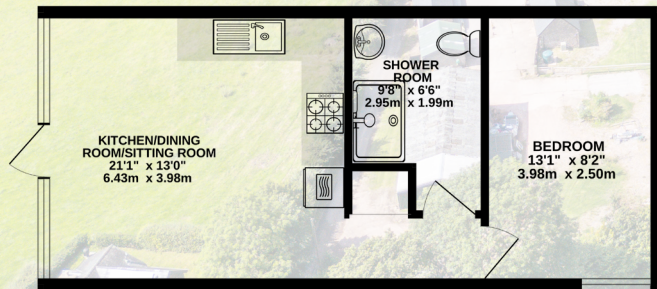
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**1ST FLOOR**  
1112 sq.ft. (103.3 sq.m.) approx.



# THE COACH HOUSE



LONG BARN, CWMCARVAN, ANNEXE

TOTAL FLOOR AREA : 382 sq.ft. (35.5 sq.m.) approx.

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# OUTBUILDINGS

**GROUND FLOOR**  
2494 sq.ft. (231.7 sq.m.) approx.



**STEEL FRAMED OUTBUILDING**  
74'11" x 29'8"  
22.84m x 8.69m

**1ST FLOOR**  
406 sq.ft. (37.7 sq.m.) approx.

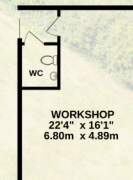


**MEZZANINE FLOOR**  
28'6" x 14'3"  
8.69m x 4.34m

LONG BARN, CWMCARVAN, OUTBUILDINGS

TOTAL FLOOR AREA : 2900 sq.ft. (269.5 sq.m.) approx.

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**WORKSHOP**  
22'4" x 16'1"  
6.80m x 4.89m

## OUTSIDE

Long Barn sits proudly amongst circa 2.1 acres of well-established lawned gardens, mature trees, hedging and a sloping paddock.

Surrounding Long Barn there are plenty of seating areas to sit and admire the fantastic views.

There are two off-road parking areas either side of the main residence that offer ample parking for multiple vehicles.

A large 22x8m steel framed agricultural outbuilding can be found in the yard area along with a 6x4m workshop with w.c. Stairs in the steel framed building lead to a mezzanine floor measuring 8x4m.

## KEY INFORMATION

**Services:** Mains electricity, water, private drainage (septic tank) and oil fired central heating.

**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:** Long Barn – H, Annexe – B, The Coach House – D

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644

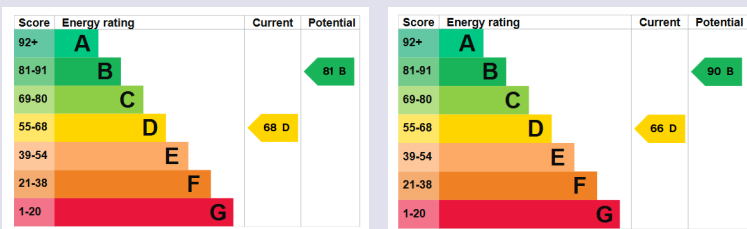
**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Monmouth take the B4293 and proceed towards Mitchel Troy (after 1 mile do not bear left for Trellech following the B4293). Proceed through Mitchel Troy village and continue for approximately 0.50 mile before bearing left signposted 'Dingestow' (Do not join A40). After passing 'Square Farm Shop' take the next left sign posted 'Cwmcarvan'. Proceed along this lane for approximately and up the hill. Continue until you see the property on your left hand side.

**Postcode:** NP25 4JP



## ENERGY PERFORMANCE CERTIFICATE



EPC Long Barn

EPC The Coach House



**Powells**

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