



CAE BARN

CWMCARVAN | MONMOUTH | MONMOUTHSHIRE



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AN EXCEPTIONALLY SPACIOUS FOUR / FIVE BEDROOM BARN CONVERSION SITUATED WITHIN THE RURAL VILLAGE OF CWMCARVAN. CAE BARN BOASTS A TRUE 'ESCAPE TO THE COUNTRY' LIFESTYLE, WITH NO NEAR NEIGHBOURS OFFERING PEACE AND TRANQUILLITY. A FORMER STONE GARAGE HAS BEEN CONVERTED AND OFFERS AN ADDITIONAL KITCHENETTE, WITH BEDROOM AND ENSUITE FACILITIES. IN ADDITION TO THE ACCOMMODATION, THERE ARE 9.4 ACRES SURROUNDING THE PROPERTY WITH STABLING AND AN EQUESTRIAN SAND SCHOOL.

- Substantial detached four / five bedroom country residence •
- Private gated driveway with turning circle and ample parking •
- Idyllic, stand-alone position within the Monmouthshire countryside •
 - Four bedrooms, one ensuite and a family bathroom •
- Former stone garage with kitchenette, bedroom and ensuite ideal for multi generational living •
- Garden mostly laid to lawn and vegetable produce area •
 - Magnificent timber framed stables, including three stables and a tack room •
- Large outdoor sand school separately fenced •
- Two parcels of land amounting to 9.4 acres •

DISTANCES FROM CAE BARN

Trellech 3.1 miles • Dingestow 3.3 miles • Monmouth 5.7 miles
Raglan 6.3 miles • Usk 13.3 miles • Chepstow 13.5 miles
Abergavenny 16.4 miles • Ross-on-Wye 18.3 miles • Hereford 26.4 miles
Bristol 30.3 miles • Cardiff 35.7 miles • London 137 miles
Abergavenny Train Station 14.8 miles
Newport Train Station 24.6 miles • Bristol Parkway Station 25.6 miles
Bristol Airport 51.4 miles • Birmingham Airport 83.4 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

Cae Barn is situated within the small rural village of Cwmcarvan, South West of Monmouth.

Trellech, just 3.1 miles away is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The village is home to The Lion Inn public house, Trellech Primary School, a doctors surgery and The Church of St Nicholas. A circular walk from Trellech can be enjoyed taking in sights such as Harolds Stones, Cleddon Falls and Llandogo. There is also an abundance of beautiful walks from Cae Barn.

Just 2.6 miles away is Square Farm Shop who offer clients exceptional farm produce using organic and traditional methods including premium meat, eggs, vegetables, ice cream, milk, chutneys and fruit preserves.

There are good connections to the main road network with the historic border town of Monmouth being just 5.7 miles away. Monmouth benefits from Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. There are a variety of Primary Schools in the local area.

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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Raglan village is located 6.7 miles from Cae Barn and has excellent amenities, including a primary school, Tesco Express, butchers, doctors surgery, pharmacy, public houses and the highly regarded Beaufort Hotel & Brasserie.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive 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 Whitebrook Inn Michelin Star Restaurant is located within a 15 minute drive to the property.



THE PROPERTY

Cae Barn is an attractive detached converted barn situated in an idyllic position.

Step through the door in to the kitchen which benefits from double aspect views to the front and rear gardens. The kitchen comprises of pale grey base units with a granite worktop with sink and drainer positioned in front of the window looking out to the driveway. There is an integrated dishwasher, space for a large rangemaster cooker, large fridge / freezer and the room also allows for a dining table and chairs.

From the kitchen is the inner hallway, which gives access to the downstairs cloakroom, comprising of w.c and wash hand basin.

From the hallway, through the glass doors is a beautiful dining room, which has floor to ceiling windows either side of the room allowing light to flood in to the space.

A step leads up to the sitting room, a wonderful large room with a woodburning stove and character features throughout. The room is extremely spacious and enjoys views to the front and rear aspects of the property.

A door leads in to another reception room, currently dressed as a bedroom and has its own kitchenette and ensuite facilities. This room could be entirely separate from the main accommodation, and is ideal for multigenerational living as it can be accessed both internally and externally.

Stairs from the entrance hall lead up to three double bedrooms. The principal bedroom has beautiful exposed beams and benefits from ensuite facilities. Bedroom two and three both enjoy pleasant views across Monmouthshire countryside. There is also a family bathroom comprising of bath, with shower above and wash hand basin.

OUTSIDE

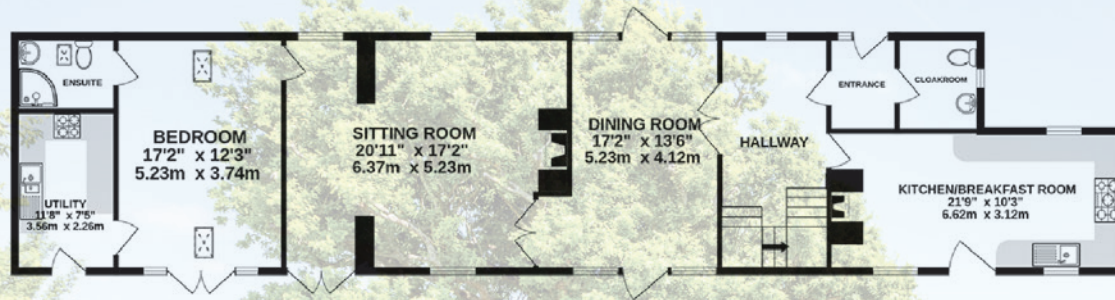
Cae Barn enjoys an extremely private position, situated at the bottom of a driveway accessed by wooden gates.

Upon driving down, you are instantly met with the property's character and charm when you reach the turning circle featuring a beautiful oak tree in the centre. There is ample parking available both at the front and rear of the property. Lawned gardens surround the property, and a useful vegetable produce area.

At the top of the driveway is a magnificent, well looked after timber stable block, with three stables and tack room. In front of the stables there is a large outdoor sand school which is separately fenced. Surrounding the property there are 9.4 acres of land, which has been used for equestrian use.



GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.

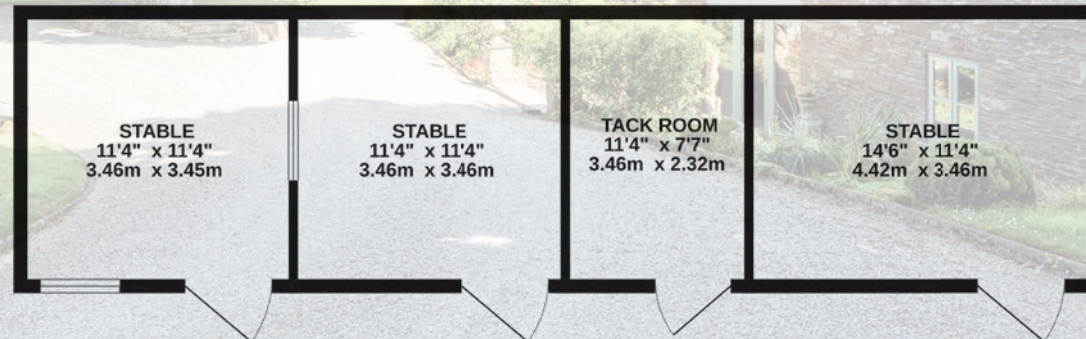


1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



CAE BARN, CWMCARVAN, MONMOUTH, NP25 4JP

TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.



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: I

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

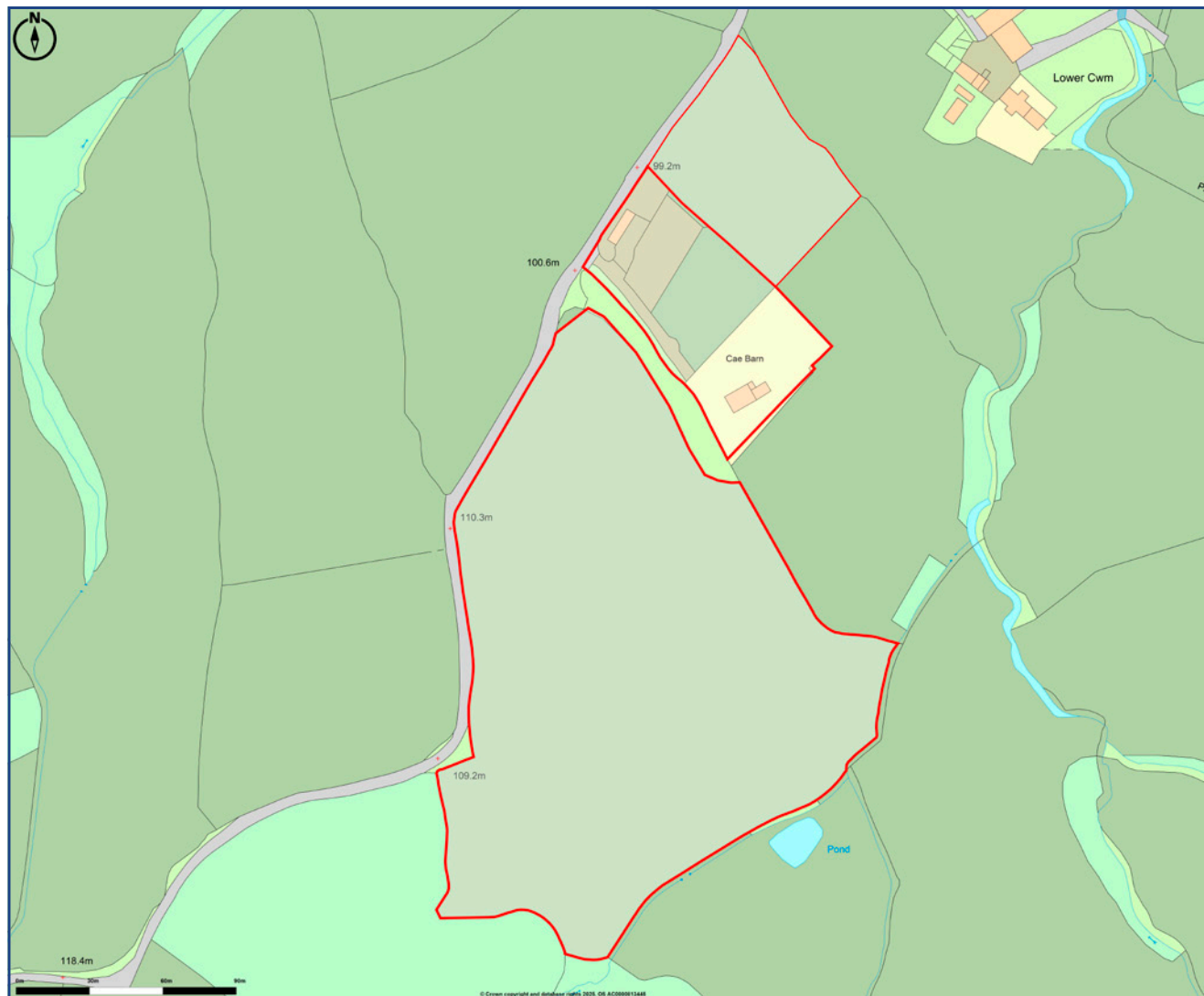
Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy (after 1 mile do not bear left for Trellech following the B4293). Proceed through Mitchel Troy village and continue for approximately half a mile before bearing left signposted 'Dingestow' (do not join A40). After passing 'Square Farm Shop' take the next left sign posted 'Cwmcarvan'. Proceed along this lane and up the hill. At the top of the hill, you will see the church. Bear right and proceed down the road. The property entrance will be found on your left, next to a large Willow Tree.

Postcode: NP25 4JP



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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