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HOUSE & HOME
PROPERTY AGENTS



The Old Barn Lower Argoed

Shirenewton, Chepstow, NP16 6AP

Offers over £1,025,000



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Description

Nestled in a peaceful countryside setting, this exceptional property offers privacy and tranquillity while maintaining convenient access to nearby towns and cities. Designed for both comfortable family living and multi-generational accommodation, the home combines character features with modern conveniences.

Internally, the property features a welcoming entrance hall with solid oak stairs leading to the first floor galleried landing. The spacious living areas include a drawing room, separate sitting room (both with wood burners) the sitting room leads through to the formal dining room, beyond which is a stunning bespoke kitchen/breakfast room with large breakfast island and vaulted ceiling. The ground floor also offers a W.C. and a separate entrance to the guest accommodation.

Upstairs, there are four well-proportioned bedrooms, including a primary bedroom with built in wardrobes, full height windows and doors to Juliet balcony overlooking the formal gardens with a vaulted ceiling, plus en-suite bathroom, along with a family bathroom. The guest accommodation provides independent living space with a kitchen, living area and bedroom with en-suite shower room - perfect for extended family or a home office.

Externally, the property is accessed via a wrought iron gate leading to a generous block paved driveway with ample parking and carport. The beautifully landscaped gardens feature paved seating areas, manicured lawns, large pond and a variety of mature trees and shrubs. Additionally, the grounds include a paddock and stables, ideal for equestrian enthusiasts.

Reception Hall

18'05 max x 10'04 max (5.61m max x 3.15m max)

Approached via wooden door. Exposed beams. Solid oak flooring. Full height double glazed picture window to rear elevation flooding the reception hall with natural light. Understairs storage cupboard. Panelled radiator. Solid oak stairs to first floor galleried landing. Doors off.

Ground Floor W.C.

Low level W.C. with dual flush and concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Chrome towel radiator. Opaque double glazed window to front elevation.

Drawing Room

19'01 max x 16 (5.82m max x 4.88m)

Feature beams and spotlighting to ceiling. Natural stone fireplace with log burner and flagstone hearth. Recessed shelving with display lighting. Two panelled radiators. Double glazed window to side elevation. Full width bi-fold doors giving access to the formal gardens.

Sitting Room

20' x 16'05 (6.10m x 5.00m)

Feature beams and spotlighting to ceiling. Natural stone fireplace with log burner, wooden lintel and flagstone hearth. Shelving with display lighting. Oak flooring. Two panelled radiators. Double glazed window. French doors giving access to the formal gardens. Steps leading to the dining room.

Dining Room

19'07 max x 15'09 (5.97m max x 4.80m)

Vaulted ceiling with exposed beams. Oak flooring. Panelled radiator. Double glazed window. French doors giving access to the formal gardens.

Kitchen Breakfast Room

22'10 max x 18'05 max (6.96m max x 5.61m max)

Vaulted ceiling with exposed beams. Range of bespoke base and eye level storage units all with granite effect worktops and tile splash backs. Large island with granite effect work top and power points. Double sink and stainless steel drainer set into work surface. 30 amp Aga with twin hob and double oven plus twin electric hob set into work surface all with tile splash backs. Built in fan assisted electric oven. Built in microwave. Integrated dishwasher. Larder. Space for fridge freezer. Tiled floor throughout. Two panelled radiators. Double glazed windows and two sets of double glazed french doors to paved seating area. Door to rear hallway.

Rear Hallway

Useful cloaks cupboard. Tiled floor. Double glazed windows. Door to covered walkway to annex, drive and gardens.

First Floor Stairs and Landing

Vaulted ceiling with exposed beams. Gallery walkway overlooking the reception hall. Airing cupboard. Doors off.

Primary Bedroom

15'08 x 14'09 (4.78m x 4.50m)

Vaulted ceiling with exposed beams. Range of fitted wardrobes. Two panelled radiators. Full width and height double glazed windows and sliding doors to Juliet balcony overlooking the formal gardens. Door to en-suite bathroom.

En-Suite Bathroom

Low level W.C. Wash hand basin with chrome mixer tap. Bath with chrome mixer tap and shower attachment over. Corner enclosure with mains fed power shower. Full tiling to walls. Tiled floor. Chrome towel radiator. Velux roof window.

Bedroom Two

15 x 8 (4.57m x 2.44m)

Built in wardrobes. Panelled radiator. Two Velux windows.

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Bedroom Three

13'04 x 8'03 (4.06m x 2.51m)

Built in wardrobes. Panelled radiator. Two Velux windows.

Bedroom Four

8'08 x 7'02 (2.64m x 2.18m)

Panelled radiator. Two Velux windows.

Bathroom

Low level W.C. Wash hand basin with chrome mixer tap. Bath with chrome mixer tap and power shower over. Full tiling to walls. Chrome towel radiator. Opaque Velux roof window.

Annex

Door off covered walkway into Kitchen.

Hallway

Door off covered walkway. Cupboard housing oil fired boiler. Tiled floor. Open to kitchen. Doors off.

Kitchen

9'02 x 8'06 max l-shaped measurement (2.79m x 2.59m max l-shaped measurement)

Range of matching base and eye level storage units. Granite effect work surfaces and splash backs. Stainless steel sink and mixer tap. Built in under counter fridge with freezer compartment. Double glazed windows. Open to hallway.

Living/Dining Room

18'11 max x 15'06 max (5.77m max x 4.72m max)

Inset spotlighting. Tile floor throughout. Exposed natural stone wall. Panelled radiator. Dual aspect double glazed windows. French doors to seating area.

Bedroom

17'07 max x 14'02 max (5.36m max x 4.32m max)

Built in wardrobe. Panelled radiator. Velux window. Door en-suite shower room.

En-Suite Shower Room

Low level W.C. Pedestal wash hand basin. Step in enclosure with electric shower. Double glazed window.

Carport Store Room & Driveway

20' x 17'02 (6.10m x 5.23m)

Block paved driveway with ample parking for several vehicles. Car port with power and lighting. Large store area with power points and lighting. Storage cupboard.

Gardens and Grounds

The formal gardens offer a beautifully designed outdoor space, featuring several, paved seating areas that provide the perfect spot to relax and take in the surroundings. Immaculately maintained lawns stretch out between well-stocked flower beds and carefully curated borders, which are filled with a rich variety of specimen plants that bring colour and interest throughout the seasons. A charming natural pond serves as a focal point, attracting birds and other wildlife while adding to the sense of tranquillity. The entire space enjoys a private and sun-drenched position, making it an ideal setting for both quiet reflection and outdoor entertaining, all within the picturesque rural landscape.

There is also a designated wildlife area, this natural haven is home to an abundance of mature trees and dense shrubbery, offering shelter and food for a wide variety of birds, insects, and small mammals. Enclosed by sturdy timber stock fencing, the space provides a safe and protected environment, while a second pond enhances biodiversity, creating a thriving habitat for other local wildlife. This peaceful retreat allows nature to flourish, offering a truly immersive countryside experience. From the wildlife garden is a five bar gate to a gently sloping paddock, dotted with an assortment of mature and specimen trees. The paddock is well-suited for grazing or equestrian use and is further enhanced by a well maintained stable, providing practical shelter for animals. Enclosed by stock fencing, this area offers both security and versatility, making it a valuable extension of the property's outdoor space.



Road Map



Hybrid Map



Terrain Map



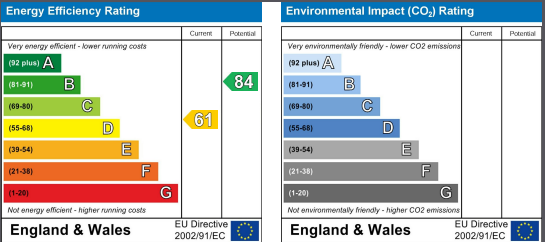
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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