



# CWMCARVAN, MONMOUTH

Guide price **£975,000**



ARCHER & Co



# LONG BARN

Church Farm, Cwmcarnan, Monmouth, Monmouthshire NP25 4JP



Detached Four Bedroom Barn  
Detached One Bedroom Annexe  
Approx 2 Acres

Nestled within an idyllic rural landscape with incredible views, this spacious, detached, four-bed period barn conversion is packed with character including two kitchens offering multi-generational living, plus a detached one-bedroom stone-built Annexe within the two acres of land, the property also includes a vast agricultural barn.

The closest village with a few amenities is Trellech which can offer a church, pub and primary school.

Travel to the north for about six miles along the main road that cuts through this quieter slice of the county to get to the popular market town of Monmouth, offering a range of everyday facilities and amenities, shops and eateries, plus routes further north towards The Midlands and Birmingham.

Head south for around 11 miles and Chepstow can offer an extra choice of shops and socialising opportunities as well as links to the M48, M4 and M5 for travelling further afield.



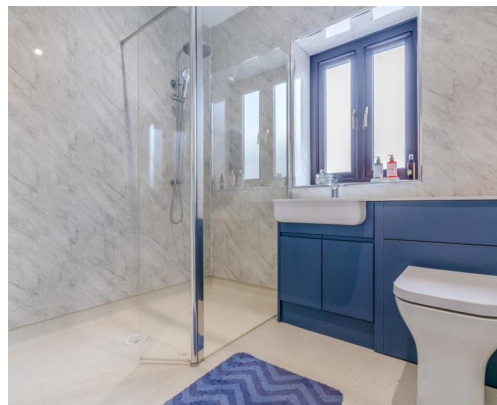


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### KEY FEATURES

- Detached Barn
- Four Bedrooms
- Circa 2 Acres
- Detached One Bedroom Annexe
- Further Internal Annexe





# STEP INSIDE



A welcoming entrance hall provides access to all principal ground floor rooms.

The kitchen/dining room features wooden base and wall units with worktops, an integral oven and fridge-freezer, and space for a dishwasher. A window over the sink overlooks the charming courtyard.

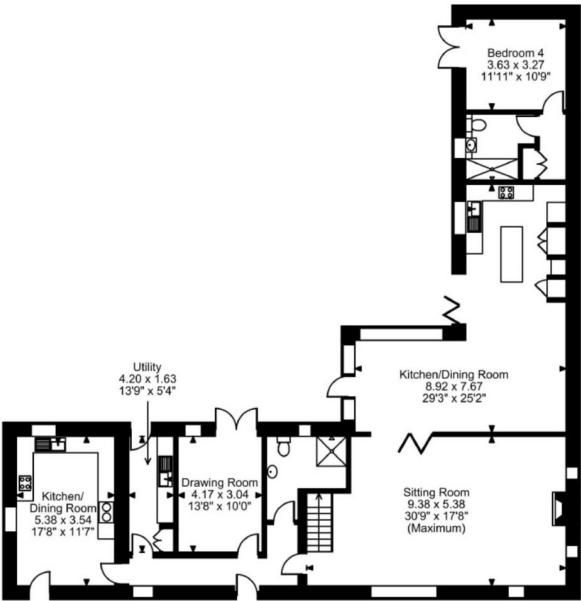
Adjacent lies a practical utility room, cosy snug, and a convenient shower room.

The heart of the home is the magnificent sitting room, boasting floor-to-ceiling windows, taking in the breathtaking views towards the Black Mountains, an exposed stone wall, and an electric fireplace. Bi-fold doors open seamlessly into the attached one-bedroom annexe.

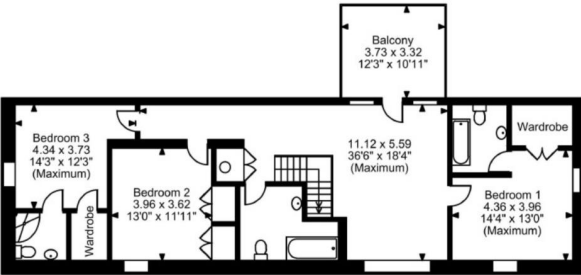
Recently converted, the attached annexe offers modern single-level living with a light and airy design - perfect for independent relatives or guests.

The annexe accommodation includes a lovely modern open plan kitchen/dining/living room, a shower room, and a bedroom with feature French doors opening onto the courtyard.

The stylish kitchen features light grey units, and a central island/breakfast bar, with integral oven and fridge-freezer. A window above the sink overlooks the courtyard. There is plenty of space for dining table chairs as well as sofas.

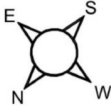


Ground Floor

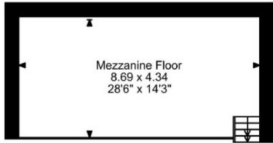


First Floor

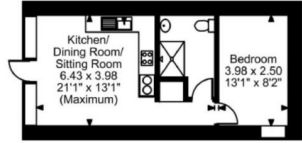
**Church Farm, Long Barn, Cwmcarvan, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 3077 Sq Ft/286 Sq M**  
**Workshop = 358 Sq Ft/33 Sq M**  
**Outbuilding = 2542 Sq Ft/236 Sq M**  
**Annexe = 389 Sq Ft/36 Sq M**  
**Balcony external area = 133 Sq Ft/12 Sq M**  
**Total = 6366 Sq Ft/592 Sq M**



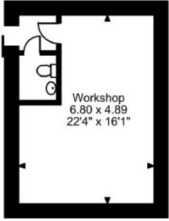
Ground Floor



View to Steel framed Outbuilding  
First Floor



Annexe



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The position & size of doors, windows, appliances and other features are approximate only.  
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Stairs from the sitting room rise to a spacious landing, three double bedrooms (all with fitted wardrobes), and a family bathroom with a feature jacuzzi bath.

Two of the bedrooms benefit from en-suite facilities, while the first-floor landing also enjoys access to a balcony with far-reaching views across the gardens, paddock, and rolling Monmouthshire countryside.



# STEP OUTSIDE



Long Barn sits proudly in grounds extending to circa 2.1 acres, featuring expansive lawns, mature trees, and a gently sloping paddock. Multiple seating areas provide ideal spots to relax and soak in the panoramic views.

The property benefits from two off-road parking areas, each offering generous space for several vehicles.

A substantial 22m x 8m steel-framed agricultural outbuilding with mezzanine floor (8m x 4m), together with a 6m x 4m workshop with W.C., further enhance the property's appeal and potential.

## DETACHED ANNEXE:

In addition, the property offers a detached one-bedroom annexe, known as The Coach House. This versatile building has previously been successfully let for both holiday and residential purposes.

Its accommodation comprises an open plan kitchen/dining/living room, shower room, and bedroom. The kitchen is fitted with light grey units, laminate worktops, an integrated oven, and space for a washing machine.

## AGENT'S NOTE:

There are electricity services that cross the property and there is a wayleave agreement in place with the National Grid.

## INFORMATION

Postcode: NP25 4JP

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

From Monmouth in Agincourt Square, with the office on your left, proceed down Monnow Street bearing left at the bottom at the roundabout take the right over river bridge and left at the lights, at the mini roundabout take the second exit onto the B4293, at the toll house, take the left sign posted Trellech. Proceed along that road until you reach Trellech Primary school, take the next right signposted Cwmcarnan, take this road until you come to the Church and follow the road around to the left where the property will then be found a short distance along on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.