



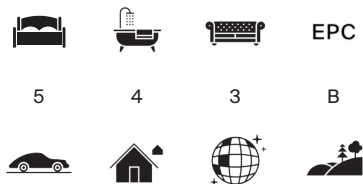
DEVAUDEN, MONMOUTHSHIRE

NP16



PERCUS BARN DEVAUDEN, MONMOUTHSHIRE

Set on beautiful grounds with expansive rural views, Percus Barn offers a unique refurbishment opportunity for those seeking a barn conversion without the complexities of a full self-build.



Local Authority: Monmouthshire Council

Council Tax band: tbc

Tenure: Freehold

Guide Price: £950,000



PERCUS BARN DEVAUDEN, MONMOUTHSHIRE

Percus Barn presents a unique refurbishment opportunity, set behind electric gates and accessed via a sweeping drive. This two-storey stone barn features a double-height glass front elevation and is currently configured as office and open-plan showroom space. Planning approval granted in December 2024 (DM/2024/01023) allows conversion into a five bedroom, four bathroom residence with a spacious open-plan kitchen, dining, and living area, which can be divided by tri-fold and bi-fold screens or doors. The property includes a guest cloakroom, utility room, boot room, and an impressive atrium with an existing staircase and balcony. Enhanced fenestration and a Juliet balcony service the principal bedroom suite and study. A second smaller barn with a separate cloakroom offers flexibility as a study, guest suite, or garage. Additionally, there is potential to add another large barn or showroom.

Situated on approximately 5.02 acres with far-reaching rural views, Percus Barn provides extensive flexibility for gradual development. All essential services are in place, including mains water, electricity, drainage, two EV charging points, superfast broadband, and CCTV security.







Percus Barn

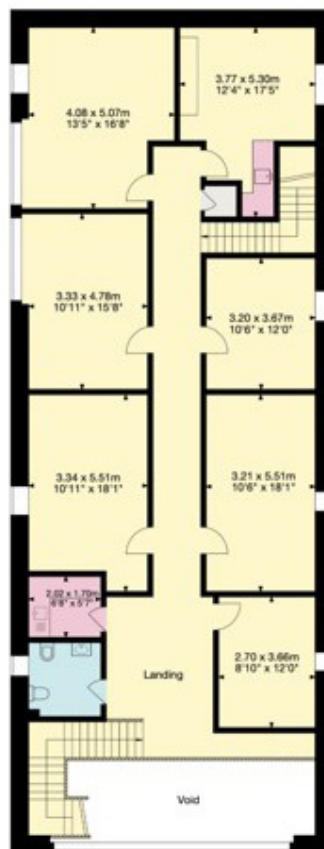
Devauden, Monmouthshire

Gross Internal Area (Approx.)
 Main House = 350 sq m / 3,767 sq ft
 Office = 29 sq m / 312 sq ft
 Barn = 35 sq m / 376 sq ft
 Total Area = 414 sq m / 4,455 sq ft

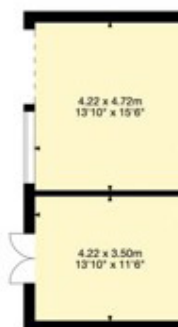
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Ground Floor



First Floor



Open Barn



Office



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

0117 317 1999

1 The Mall, Clifton
 Bristol, BS8 4DP
bristol@knightfrank.com

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Robin Engley
0117 317 1996
robin.engley@knightfrank.com

Knight Frank
1 The Mall, Clifton
Bristol, BS8 4DP

knightfrank.co.uk

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