



LLANDENNY

Guide price **£800,000**



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WILLOW BARN

Llandenny, Monmouthshire NP15 1DL



Converted detached barn
Four/five bedrooms
Landscaped gardens of approx 1/3 of an acre

This unique and exquisite Barn has been lovingly and respectfully converted by the current owners to provide exceptional accommodation for the discerning buyer. Offering the charm and character of exposed beams and stone flooring, juxtaposed with the modern elements a house of this calibre deserves, it truly is a gem set within the heart of Llandenny Village.

The property is currently used as one single dwelling, but could provide multi-generational usage if required due to the unique layout. Llandenny is a small village community in the heart of Monmouthshire.

The village sits within convenient reach of Usk and Raglan and the many boutique shops and restaurants on offer.

Slightly further afield are the larger towns of Monmouth, Abergavenny and Newport which provide a wider variety of shopping and nightlife. With easy Access to Cardiff, Bristol, Birmingham and the Brecon Beacons it is a popular location for commuters and a hub for many farms dotted around the periphery, including Raglan Farm Park a great day out for all the family.

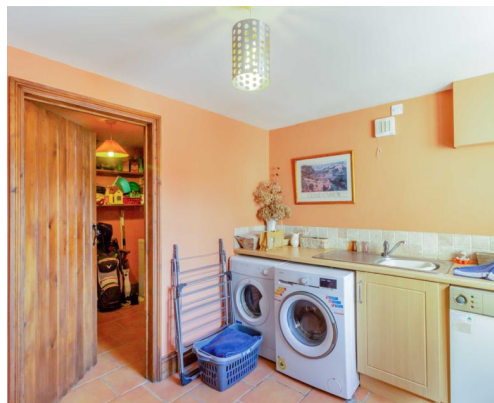


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KEY FEATURES

- Detached barn conversion
- Four/five bedrooms
- Character throughout
- En-suite Facilities
- Village Location
- Approximately 1/3 of an acre landscaped gardens



STEP INSIDE



Once inside the front door the true character of this Barn comes to life. From soaking in the beautiful exposed beams to the ceiling or admiring the flagstone flooring underfoot, it is easy to get swept away in the history and charm on offer. The dining area is the first room encountered and boasts a dual aspect with double height window to the front, flooding the area with natural light.

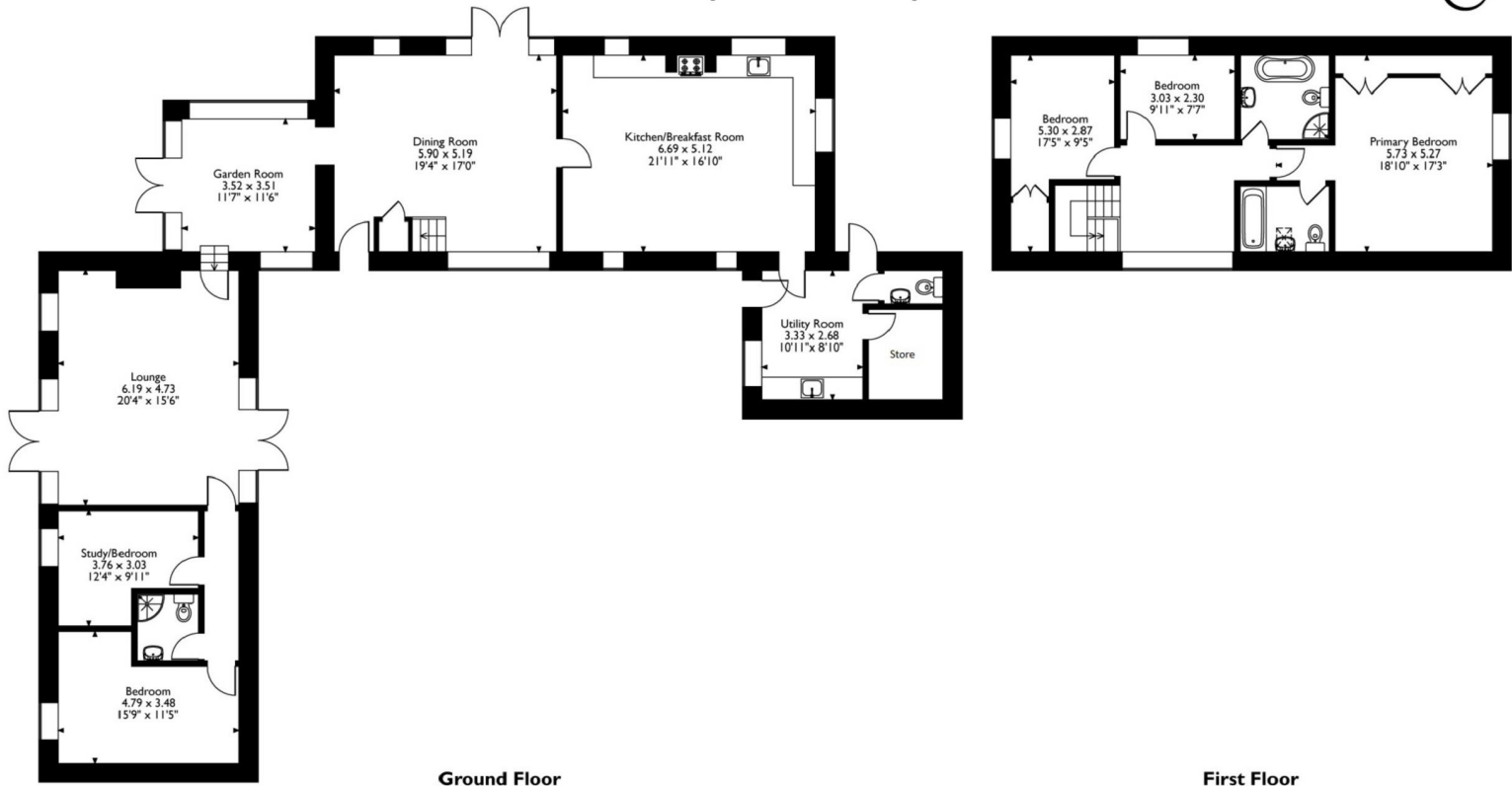
There are also French doors giving access to the rear garden. The flow of the ground floor is further enhanced by the flagstone flooring continuing from the dining room seamlessly into the kitchen/breakfast room.

Here you have a wonderful space, large enough to fit tables and sofas making it an extremely social space, ideal for relaxing with family and friends.

The kitchen wall and base units are from John Lewis of Hungerford and perfectly complement the flooring. Within the units are integrated appliances to include fridge freezer and Neff dishwasher. A triple aspect room with feature arrow slit windows with exposed stone surrounds simply add to the timeless beauty.

Accessed from the kitchen/breakfast room is a useful utility room where plumbing for washing machine and space for tumble dryer can be found. Additional benefits include a further walk-in storage room, ideal for further appliances, plus a ground floor cloakroom. There are doors opening to the front driveway and rear garden.

Approximate Gross Internal Area 226 Sq M/2432 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Linking the two main areas of the barn, originally two separate barns, is the garden room. Probably the lightest room in the house and boasting full length windows on three sides as well as French doors that open to the rear.

A cosy room, ideal for intimate evening drinks with splendid views over the landscaped gardens. Shallow stone steps lead down to the lounge that offers a larger, more formal reception room with imposing feature fireplace with inset wood burner and ornate timber mantle over. French doors open on two sides, one to the rear garden and one to the driveway.

Further accommodation to the Easterly wing include a fourth double bedroom, a study/fifth bedroom plus a ground floor shower room with Travertine stone tiling within.

To the first floor there is a light and airy galleried landing, making the most of the feature full length window to the front. Here is where one can truly appreciate the exposed elm beams to the ceiling that are on show in all their splendour.

The three main bedrooms can be accessed off this landing with the principal enjoying a vaulted ceiling, fitted wardrobes along one wall as well as en-suite facilities. There is a separate family bathroom with 4 piece suite within.

STEP OUTSIDE



To the front of the barn is a gated courtyard accessed only by one other property, another converted barn. The central courtyard in turn leads to the block paved parking for this property, allowing parking for 3/4 cars comfortably.

The rear garden is where this wonderful home truly comes to life. Enjoying a southerly aspect, the garden is ideal for relaxing and entertaining friends or family. The landscaped garden boasts a paved patio area directly adjoining the house which in turn opens out to an expanse of lawn with mature shrub, flower and tree borders, providing year round colour and a high degree of privacy.

To the far end of the garden there is a vegetable plot, perfect for the green fingered amongst us. There is a timber garden shed and further seating areas. In total, the grounds extend to approximately 1/3 of an acre a perfect size for most, large enough to enjoy without being too demanding of maintenance.

INFORMATION

Postcode: NP15 1DL

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From junction 24 of the M4 take the A449 towards Monmouth. Exit the A449 towards Usk on the A472 turning right onto the B4235. Continue along this road for approximately one mile and turn left for Llandenny. Follow the road along the ridge past Cefn Tilla Court until you reach a T junction. Turn right and take the road down the hill into Llandenny. As you proceed through the village, past the village pub, Willow Barn will be found on the right hand side via a wrought iron gate into the central courtyard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	74
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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