



# CROESYCEILIOG

Offers over **£650,000**



# LITTLE CIDER MILL BARN

Croesyceiliog, Monmouthshire NP44 2DE



Generous size lounge  
Separate dining room  
Amazing views over the countryside

Introducing the picturesque "Little Cider Mill Barn" a timeless countryside retreat that seamlessly blends history with modernity. This charming property underwent a meticulous barn conversion in 2010, transforming it into a haven of comfort and style. Nestled on a generous 1.5-acre plot, this idyllic escape offers the luxury of space, serenity, and endless possibilities. The current owners have poured their hearts into its renovation and decoration, ensuring that every corner exudes warmth and character. This barn stands as a testament to their commitment to preserving its features while infusing it with contemporary elegance. As you explore this rustic gem, you'll discover that it still holds great untapped potential, beckoning you to bring your vision to life. The possibilities are limited only by your imagination, whether you dream creating a lush garden oasis, or even establishing a small hobby farm.

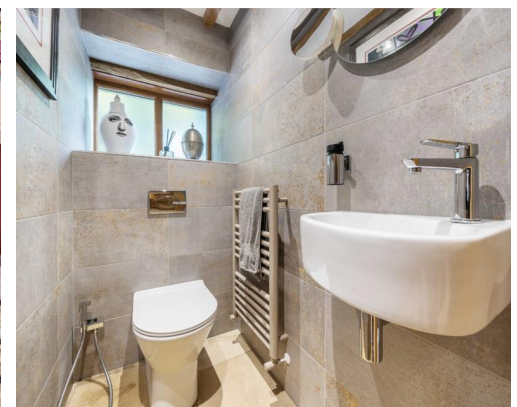


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### KEY FEATURES

- Sat on Appox 1.5 acres
- Barn conversion completed in 2010
- Fully renovated by the current owners
- Gated private entrance
- Lots of character features
- Principal ensuite



# STEP INSIDE



Situated in a prime location, Little Cider Mill Barn offers the best of both worlds. It is in close proximity to Green Meadow Golf Club, perfect for golf enthusiasts seeking leisurely rounds against a scenic backdrop. Nature lovers and outdoor enthusiasts will appreciate its proximity to Llandegveth Reservoir, offering serene walks, water sports and birdwatching opportunities. For those craving the charm of village life, the historic communities of Caerleon and Usk provide an authentic taste of Wales just a stone's throw away. Meanwhile, the bustling Cwmbran town centre and the convenience of the M4 corridor are within easy reach, ensuring that modern amenities and connectivity are always close at hand.

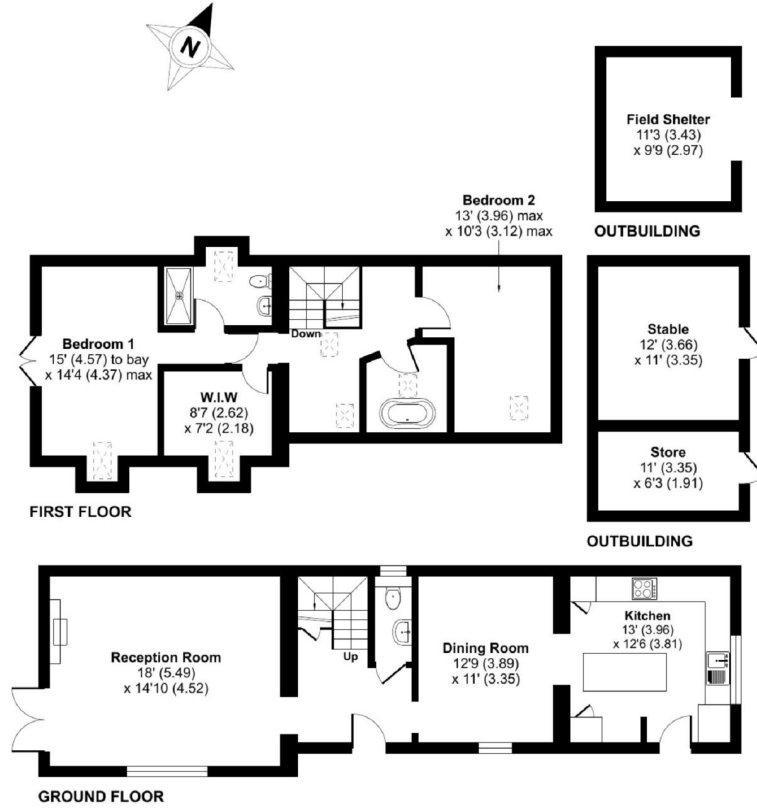
Step inside Little Cider Mill Barn, and you'll immediately be greeted by its inviting warmth. The entrance hall, with its rustic charm and welcoming ambiance, sets the tone for the entire home. Soft, earthy tones and a carefully curated mix of old-world and contemporary furnishings create a cozy yet elegant atmosphere. As you venture further, you'll find the generous lounge, a sanctuary of comfort and relaxation. A wood burner radiates a comforting glow, perfect for those chilly evenings. The lounge's ample space allows for versatile seating arrangements, making it an ideal spot for gatherings with family and friends.


Off the entrance hall on the right, you will find the dining room, forming an open-plan layout with the newly renovated kitchen. This kitchen is a culinary enthusiast's dream, complete with a central island that doubles as a gathering point for conversations and casual meals. The underfloor heating throughout the entire ground floor ensures your comfort, even on the coldest of days. While you prepare meals, you can admire the traditional stone feature walls and beams that harken back to the barn's rich history. These elements add character and a touch of nostalgia to the contemporary design.

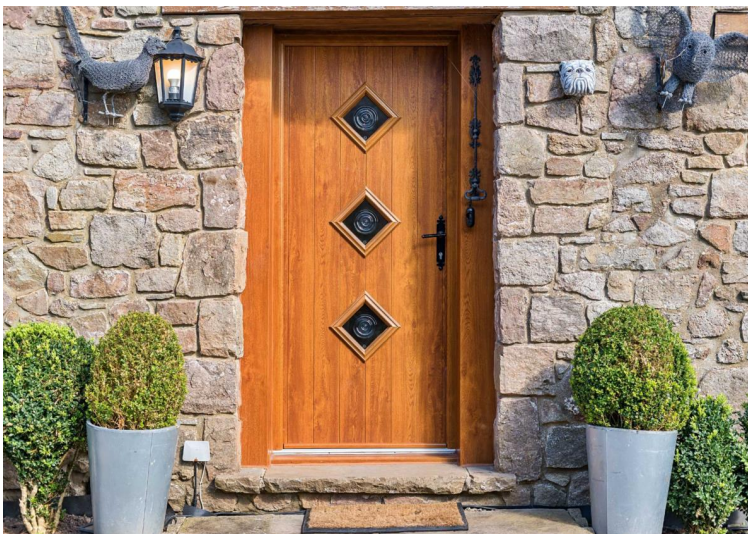
As you ascend to the first floor, you'll discover a spacious landing area, perfect for a desk or reading nook. This space is bathed in natural light, making it an ideal place for work or relaxation. Continuing on, you'll find three bedrooms, each with its unique charm. The family bathroom is a haven of luxury, featuring a free-standing bath with a built in TV where you can unwind after a long day. The principle ensuite offers convenience and privacy, providing a touch of indulgence to your daily routine. Bedroom three has been cleverly repurposed as a walk-in wardrobe, showcasing the adaptability of this home's design. This transformation allows you to keep your personal space organized and elegant.

### Croesyceiliog, Cwmbran, NP44

Approximate Area = 1287 sq ft / 119.6 sq m  
Outbuildings = 311 sq ft / 28.9 sq m  
Total = 1598 sq ft / 148.5 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Archer & Co. REF: 1036121



# STEP OUTSIDE



Stepping outside reveals a countryside oasis that leaves a lasting impression. The journey begins at the private gated entrance, where you're welcomed into this exclusive haven.

The gate ensures your privacy and security while setting the stage for what lies beyond. As you drive along the sweeping driveway, you'll notice that it provides ample space for multiple cars, making it perfect for hosting gatherings or accommodating the needs of a bustling household.

The driveway not only adds to the property's convenience but also enhances its grandeur. To the side of the property, a charming stable stands - a testament to the property's history and potential. This versatile space can be adapted to suit various needs, whether it's for equestrian purposes, storage, or perhaps a creative workshop - the possibilities are endless.

The real gem of this property, however, is the 1.5 acres of land that unfurls in all directions. With open fields and green vistas as far as the eye can see, you'll be treated to breathtaking views that change with the seasons. Imagine leisurely strolls through your own private acreage - the expansive land offers limitless opportunities for outdoor activities, gardening, or even adding additional structures if desired.

## INFORMATION

Postcode: NP44 2DE  
Tenure: Freehold  
Tax Band: E  
Heating: Oil  
Drainage: Sewage treatment plant  
EPC: C



## DIRECTIONS

North bound on the Croesyceiliog Bypass (A4042) take the third exit onto Tre-Herbert Road and continue past Green Meadow Golf Club. Follow the road down and the property is around 1.5 miles on the right hand side, you will see our sign.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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