



# CROESYCEILIOG

Offers over **£850,000**



# CIDER MILL BARN

Treherbert Road, Croesyceiliog, Cwmbran, Monmouthshire NP44 2DE



Great views of countryside  
Detached double garage  
Ideal family home

After being converted by the current owners in 2004, this property is perfectly situated to offer the best of both worlds: a serene, countryside ambiance while being just a short drive away from the local town centre and its amenities.

Nestled in a picturesque setting, you can enjoy the tranquillity of nature with breathtaking views right outside your windows. Nearby, you'll find a charming garden centre for all your horticultural needs, and a golf club for leisurely weekends. The barn also features under floor heating throughout the ground floor.

For socialising and dining out, several local pubs and restaurants are within a short distance, offering a cosy atmosphere and friendly community. The property is also conveniently close to essential amenities, including local hospitals and various shops. Commuting is made easy with quick access to main roads, allowing for efficient travel to neighbouring towns and cities for work or leisure. After a busy day, you'll love returning home to the peaceful surroundings and stunning vistas. Whether you enjoy relaxing in your private garden, exploring nearby walking trails, or simply taking in the beautiful countryside from your window, this property provides an idyllic retreat without sacrificing convenience. It's the perfect place for those who want to experience the joys of rural living.



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### KEY FEATURES

- Three bedrooms
- Approximately 1.5 acres of land
- Rural location
- Close to link roads
- Separate dining room
- Beautifully designed kitchen-diner



# STEP INSIDE



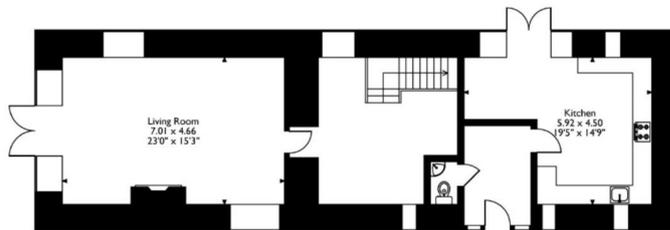
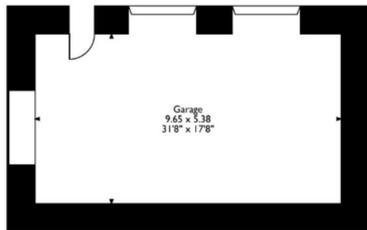
Step inside to this enchanting stone exterior cottage, a harmonious blend of rustic charm and modern elegance. Inside, the property boasts an array of stunning stone effect features and exposed beams throughout, adding character and a touch of timeless beauty to every room. Natural light floods the space, creating a warm and inviting atmosphere that enhances the cottage's unique appeal.

The spacious living room is a highlight, featuring beautiful French doors that seamlessly connect the indoor living area to a delightful patio. This indoor-outdoor flow is perfect for family gatherings and entertaining guests, offering a versatile space that can be enjoyed year-round.

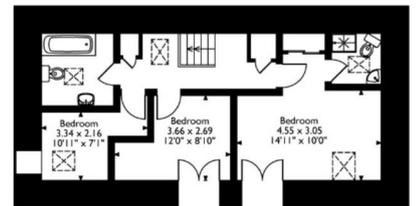
The interior design strikes a perfect balance between contemporary and classic styles, with modern amenities and finishes complemented by the Barns inherent charm. Each room is thoughtfully designed to cater to the needs of a family, providing ample space and comfort.

Whether you're preparing meals in the well-appointed kitchen, enjoying a meal in the dining area, or relaxing in the cosy living room, this cottage offers a blend of modern living with a hint of class. It's an ideal family home that combines practicality with aesthetic appeal, ensuring a comfortable and stylish lifestyle.

Approximate Gross Internal Area  
 Main House = 138 Sq M/1485 Sq Ft  
 Garage = 52 Sq M/560 Sq Ft  
 Total = 190 Sq M/2045 Sq Ft



Ground Floor



First Floor

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.

On the first floor, the property boasts three bedrooms, ideal for family living or accommodating guests. Additionally, there is a spacious family bathroom designed for convenience.

The principal bedroom offers the luxury of an ensuite bathroom, providing a private and comfortable retreat.

# STEP OUTSIDE



Step outside to this stunning countryside retreat, accessible via impressive electric gates that open onto a spacious driveway, providing ample parking for multiple cars. The property includes a double garage, perfect for additional storage or housing vehicles. Nestled on a generous plot of approximately 1.5 acres, this home offers a sense of seclusion and tranquillity, making you feel as though you're truly away from the hustle and bustle of life.

The expansive grounds are a highlight, featuring breathtaking views that stretch across the countryside, providing a serene backdrop for daily living. A beautifully designed patio area enhances the outdoor experience, ideal for entertaining guests or enjoying family gatherings. Equipped with a barbecue area, it's perfect for summer evenings spent dining al fresco and taking in the picturesque surroundings.

The extensive outdoor space offers endless possibilities, whether you wish to cultivate a garden, create a play area for children, or simply enjoy the open air and natural beauty.

## INFORMATION

Postcode: NP44 2DE

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: E





## 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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