



Sgubor Fach

Waunarw Farm | Magor | Caldicot | Monmouthshire | NP26 3AP

FINE & COUNTRY







# Step inside

## Sgubor Fach

Guide price £685,000

This inspired conversion of an historic cart house provides characterful, contemporary living space in a convenient rural environment, offering easy access to the M4 and major towns and cities.

It was the combination of the peaceful, pastoral surroundings and the proximity to the motorway network, for commuting and for visiting family nearby, that drew the vendors to this lovely spot. Taking on a run-down farm building, in 2005, they have completed a stylish transformation, which retains charming reminders of the property's former use. They have made particular features of the four large arched openings along one side, which would have been the doorways for the carts. "We wanted to keep the atmosphere of the barn, which is 200 to 250 years old,"

As a result of their efforts, the traditional stone-built barn is now a stunning, three-bedroom family home, with a farmhouse-style kitchen and two light-filled reception rooms. The immaculately-presented property has a warm and welcoming ambience and features oak double glazed windows, high standards of insulation and underfloor heating throughout, powered by an energy-efficient Geo Thermal ground source heat pump. "Everybody remarks on how cosy and warm the barn is and yet it also has a contemporary feel. Also, thanks to my favourite features, those lovely big windows, it is very, very light. It is lovely to come home to."

The property also benefits from ample parking, a large double garage (with potential for conversion, subject to necessary consents), well-planned, enclosed gardens and a peaceful, rural outlook, over neighbouring paddocks towards the River Severn. It is situated among a small cluster of three converted barns, once used as a dairy farm. "It is totally private, but part of a small community, so you don't feel alone. But when you open the front door the first thing you see is the horses in the neighbouring fields and that's gorgeous."

Sgubor Fach is within easy reach of junction 23A of the M4, meaning for work, shopping, leisure and entertainment, there is easy access to nearby towns and cities such as Chepstow, Newport, Cardiff, Bristol, Monmouth and Abergavenny. Meanwhile, the little town of Magor is just a five-minute drive away. At the heart of this charming town is a vibrant and historic square filled with a variety of independent shops, including a delicatessen which also sells fresh fruit and veg. The town boasts a local Post Office, a handy convenience store and a choice of cafes, pubs, restaurants and takeaways. "It's a beautiful little place to go and do the shopping. There are two lovely cafes in the square and you can sit outside in the summer and sometimes there is a saxophonist playing there."

Magor is a lively, welcoming and family-friendly community, hosting events throughout the year, from wassailing in the community orchard to Christmas carols in Magor Square. The community is served both by a Church in Wales Primary School, which has close links with Magor's Church of St Mary the Virgin and also by Undy Primary School.

From the doorstep of Sgubor Fach there is access to beautiful country walks. The property is situated close to the Severn Estuary, on the Gwent Levels, a landscape of international significance and home to a great diversity of wildlife. Nearby Magor Marsh, a Site of Special Scientific Interest, is a tranquil environment teeming with wildfowl and fauna.

Step Inside:-

The quality of the conversion is evident throughout this property, which features a wealth of bespoke joinery, including oak exterior doors, interior ledge and brace oak doors, with traditional wrought iron door furniture and unpainted oak skirting boards throughout. In the four former cart archways, bespoke oak and glazed French doors are inset in glazed side panels.



An attractive entrance hall, with a large hall cupboard, leads through to the living room, dining room and kitchen/diner. These rooms run along the back of the house and each features one or more of the cart archways.

At the heart of this home is the recently refurbished, fitted kitchen, which has a light, bright feel. Shaker-style units incorporate a range of integrated appliances and there is a Range-style oven with a seven-ring propane gas hob with a stainless steel cooker hood over. There is room for a family dining table and an arched door opens directly to a decked area, perfect for outdoor dining.

Off the kitchen is a compact utility room with a Belfast sink, access to a useful under stairs storage cupboard and a double glazed oak door to the front of the property. Both the kitchen and utility room have slate tiled floors.

Next to the kitchen is a formal dining room, which features another of the arched doorways into the garden. This room and the adjoining living room have practical wood effect laminate flooring, as does the hallway. The spacious living room has a vaulted ceiling and features two arched doors into the garden. Arrow-slit windows in the end wall lend historic character and a freestanding multi-fuel stove forms a focal point.

Off the entrance hallway is a downstairs WC with feature wood panelling. Stairs lead from the hallway to three bedrooms, which all enjoy lovely views. There is a double room with a fully-tiled ensuite shower room, whilst the principal bedroom and a further single room share use of a luxurious, fully-tiled Jack and Jill family bathroom. This has a door from the principal bedroom and from the landing. Both the double bedroom and the principal bedroom have built-in wardrobes.











# Step outside

## Sgubor Fach

The property sits in delightful, landscaped, private gardens and enjoys lovely, rural surroundings, overlooking fields and paddocks belonging to a neighbouring livery.

A large gravel driveway, providing parking for up to six cars, gives access to an oversized double garage, a block-built building faced with wood to give an agricultural appearance. The garage has loft space above and is used for storage as well as for cars. Subject to planning, it could be converted into annexe accommodation.

The gardens include a level area of lawn divided from the neighbouring paddocks by post and rail fencing. The remainder of the garden is fully enclosed and comprises a further lawn, with shrub and flower borders retained by reclaimed stone from the site. There is a large patio area and a gate in a lovely old stone wall leads round to the decking and lawn at the back of the house. Two original stone sheds (one of them once an outside WC) provide garden storage. A wooden structure attached to the property houses the Geo Thermal heating unit.

To take full advantage of the long distance views, the vendors have built a raised decking in one corner of their garden. "It has the best view in the whole place. You can see across to the Severn Estuary and the two Severn bridges."

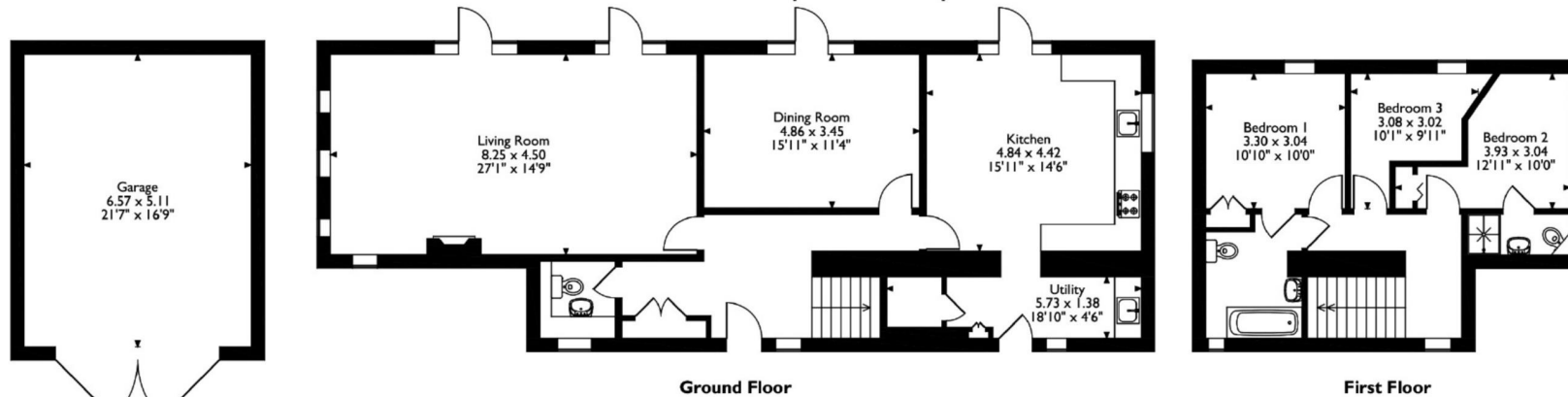
### DIRECTIONS

What3words: ///rockets.sprinter.daunted





Approximate Gross Internal Area  
Main House = 152 Sq M/1637 Sq Ft  
Garage = 34 Sq M/366 Sq Ft  
Total = 186 Sq M/2003 Sq Ft

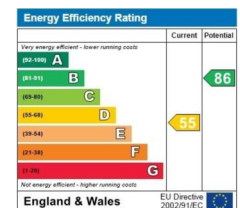


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP26 3AP | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Ground source heat pumps | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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