



WILCRICK

Guide price **£950,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01291 626262

THE OLD FARMHOUSE

Wilcrick Lane, Wilcrick, Caldicot, Newport NP26 3DA



In excess of half an acre of landscaped gardens
Additional self-contained one-bedroom accommodation
7 spacious reception rooms in total

Discover a rare opportunity to acquire a truly exceptional residence a beautifully presented detached conversion that effortlessly blends character, charm, and modern versatility. Originally an historic farmhouse, barns and stables, this unique property has been thoughtfully converted and reconfigured to create a striking home full of warmth and personality. The original architecture has been lovingly preserved, enhanced with contemporary finishes that highlight the building's rich heritage.

Currently arranged as two interconnected dwellings, this adaptable layout offers remarkable potential for multi-generational living or tri-family accommodation all under one roof. Each section enjoys its own private space, while discreet linking doors ensure seamless access and flexibility for a wide range of lifestyle needs. The property benefits from oil central heating, but most rooms also have a discreet air conditioning /heater unit.

Set amidst over half an acre of exquisitely landscaped gardens, the grounds provide a peaceful retreat that perfectly complements the home's elegant interior. Mature trees, manicured lawns, and thoughtfully designed outdoor spaces create an idyllic backdrop for entertaining or simply unwinding in nature, with an abundance of wildlife on your doorstep, and with superb commuter links just moments away, this rare gem offers country living without compromise a standout find in today's property market.



Guide price
£950,000



KEY FEATURES

- Stunning detached farmhouse
- Potential for tri-family accommodation
- Main dwelling offering 5 bedrooms & 5 bath/shower rooms
- Beautiful countryside views to the rear elevation
- Incredible principal bedroom suite with 2 ensuites
- Viewing highly recommended



STEP INSIDE



Step through the front door into a welcoming reception area, offering immediate access to a spacious utility room - perfectly designed for storage and equipped with essential plumbing. A latch door leads through to the original farmhouse, while a further door from reception area provides access to the snug, set at the heart of the original barn, provides a versatile reception space with tiled flooring, beamed ceilings, and garden views through a rear window.

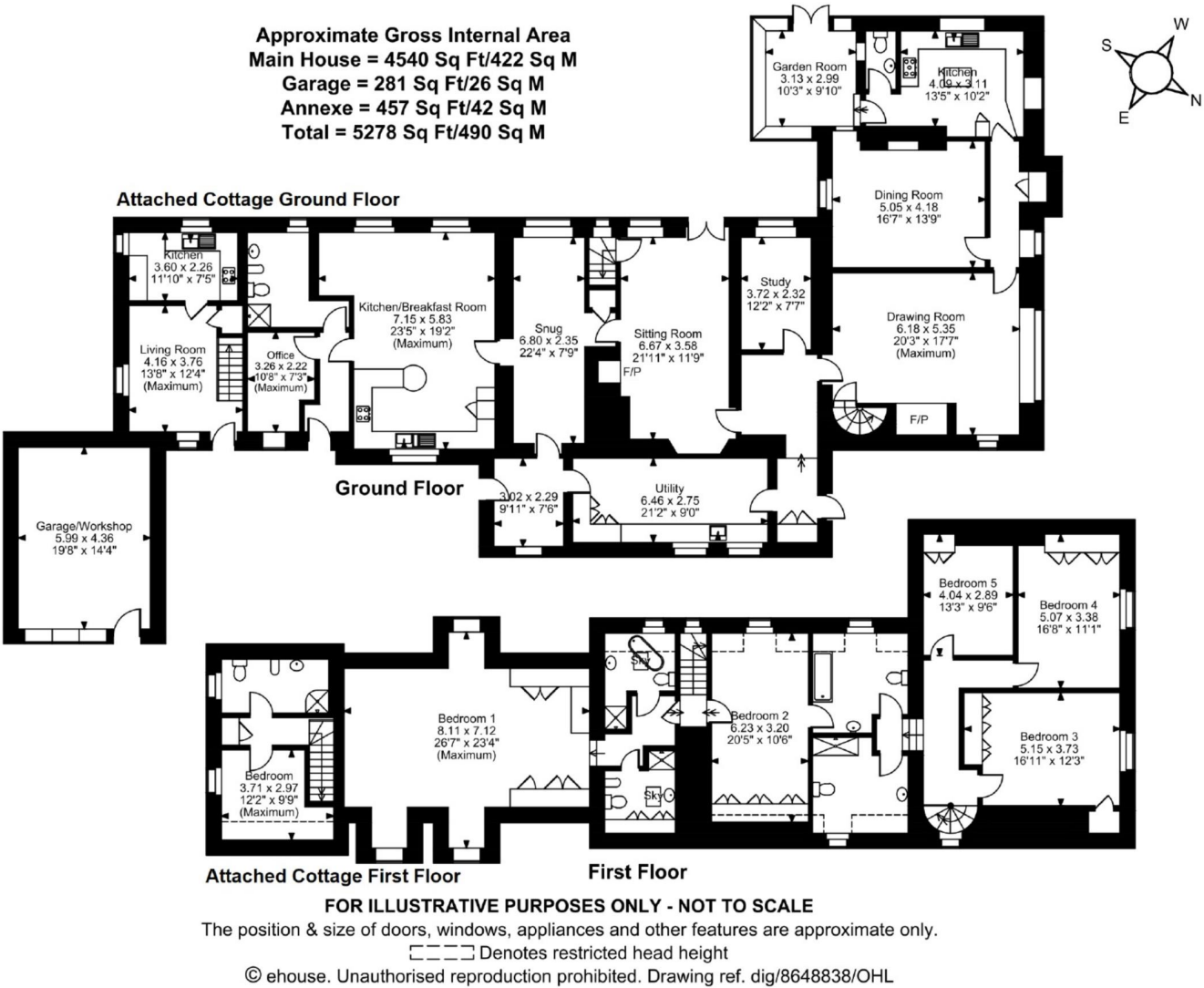
From here, you can flow easily into the character-filled living room or the heart of the home - an expansive open-plan kitchen, breakfast, and family room. This bright and social space features a range of units, integrated appliances, and dual-aspect windows, with stunning countryside views to the rear. A rear lobby connects to a quiet study or potential ground-floor bedroom, and a spacious four-piece shower room complete with a rain shower and bidet.

The living room is a standout, with French doors opening to the beautifully landscaped garden and a striking Contura log burner set beside the original bread oven - character and comfort combined. A latch door and staircase lead you up to the first floor, continuing the story of this truly special home.

Off the first-floor landing, a charming double bedroom awaits to the left, featuring a rear-facing window with picturesque views over the gardens. An internal door (currently sealed) once linked this room to the original farmhouse.

To the right, the principal suite is a true showstopper - an impressively sized room that must be seen to be fully appreciated. Bathed in natural light from three windows and full of character with its beamed ceiling, this luxurious retreat boasts both a stylish shower room and a separate four-piece bathroom, complete with a walk-in shower and freestanding bath. Fitted wardrobes and a dressing table offer ample storage, and the generous proportions allow for potential reconfiguration to include a dedicated dressing area if desired.

To the right of the main residence lies the beautifully restored original farmhouse - now a fully self-contained three-bedroom home that offers complete independence or seamless integration with the main dwelling, making it ideal for multi-generational living. Entered via a generous L-shaped reception hallway, the layout offers multiple, flexible reception rooms to suit a variety of lifestyles.



The study is a peaceful, well-proportioned space, perfect for home working, with views across the picturesque gardens and rolling countryside. The character-filled living room boasts high ceilings, flagstone flooring, and a charming window seat - an ideal spot to soak in the garden views. A striking fireplace with a Marso wood-burning stove provides a stunning focal point, while a full-height wooden door adds a touch of grandeur and leads upstairs.

From the inner hallway, you'll find a spacious dining room, comfortably accommodating a full-size table beneath lofty ceilings, with a feature fireplace and views across the side gardens.

The well-appointed farmhouse kitchen offers a range of quality base and wall units topped with granite work surfaces, a central island, larder fridge and Rangemaster cooker, and further garden views.

Completing the ground floor is a handy two-piece cloakroom and a delightful garden room - an inviting reception space bathed in natural light, with French doors that open directly onto the gardens, framing sweeping views of the surrounding countryside.

A charming turned staircase leads to the first floor of the farmhouse, where you'll find three well-appointed bedrooms. Two of the rooms comfortably accommodate double beds, while the third is a generously sized single - perfect for a child's room, guest space, or home office. Each bedroom features built-in storage and enjoys delightful views of the gardens or surrounding countryside, creating a calm and inviting atmosphere throughout. The first floor is further enhanced by both a stylish shower room and a separate bathroom, each fitted with contemporary three-piece suites to offer practicality and comfort in equal measure.

To the left of the main property lies a charming one-bedroom self-contained attached cottage, offering complete independence with its own private entrance. The ground floor features a welcoming front-facing living room, complete with stairs leading to the first floor, and a well-equipped kitchen fitted with a range of base and wall units, along with an integrated oven and hob. Upstairs, you'll find a spacious double bedroom with a characterful beamed ceiling, and a modern four-piece shower room that includes a shower enclosure and bidet - perfect for guests, extended family, or potential rental use.

STEP OUTSIDE



Stepping outside, this exceptional property continues to impress. A gated entrance opens to a generous off-road parking area with space for up to ten vehicles, alongside a large attached outbuilding - perfect for storage, a home gym, or, with some adaptation, a spacious garage. The beautifully landscaped gardens extend to over half an acre and are a true highlight, boasting a desirable south-westerly aspect that captures the sun throughout the day.

Immaculately maintained lawns are interspersed with thoughtfully placed seating areas, ideal for relaxing or entertaining. A variety of trees, flowering shrubs, and perennial plants offer year-round colour, while a charming circular planter adds a focal point of interest. The gardens are fully enclosed with fencing and include a garden shed that will remain.

Beyond the main garden lies an additional, separately titled parcel of land - securely gated and home to a picturesque lily pond and a timber structure, perfect for transforming into a stylish outdoor bar or entertaining space, however is currently home to a pair of goats, so also an ideal space for animals. With a greenhouse also included and breathtaking countryside views teeming with local wildlife, this outdoor setting is every nature lover's dream.

AGENTS NOTE:

The entrance is shared with a neighbouring property.

There is a farm located to the front of the property.

INFORMATION

Postcode: NP26 3DA

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed from the High Beech Roundabout in the direction of Caldicot/Caerwent (3rd exit, signposted A48). Continue along this road passing St Pierre on the left-hand side and at the next roundabout take the 1st exit onto the B4245. Stay on this road for several miles, bypassing Caldicot and travelling through Rogiet. On entering Undy pass the entrance to Manor Chase on the right-hand side and continue also passing right hand turnings to Vinegar Hill and Dancing Hill. Continue carrying straight over at the roundabout and passing the brewery on the left-hand side. Pass the Newport sign, take the next left where the property is located after a short distance on the righthand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.