



### DIRECTIONS

From our Chepstow office proceed along the Usk Rd towards Shirenewton. Proceed along this road without deviation where at the Gaerllewydd cross-roads take the right turn. Continue along this road without deviation where you will find the turning to the small collection of barns on your left just after the Newchurch Farm Shop on your right. Following a sat-nav to the farm shop will bring you to the property.

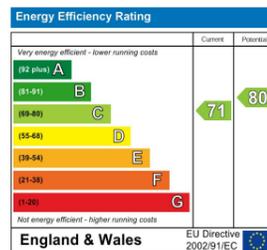
### SERVICES

Mains water and electric, air source heat pump and private drainage.

2021/2022 Council Tax Band F.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



## COW SHED NEWCHURCH, CHEPSTOW, MONMOUTHSHIRE, NP16 6DD



### OFFERS IN EXCESS OF £750,000

Sales: 01291 629292

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DISCLAIMER  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

OFFERS  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market this stunning barn conversion set within a fantastic plot. The Cow Shed has been beautifully renovated to now comprise a property that perfectly blends modern living with the historic style of a traditional barn. Internally the property benefits from reception hall leading to the open plan living kitchen dining room, with mezzanine study area above accessed via 'floating' staircase. Also from the reception hall is access to the utility room and ground floor WC along with two double bedrooms, one of which offers an en-suite shower room and walk-in wardrobe. Outside, the property is set within a generous plot of over an acre with front and rear lawned gardens, separate paddocks, stableblock and dual car port and garage building, along with an abundance of off-road parking. Being situated in Newchurch, there is a local farmshop/café opposite with a further range of facilities in nearby Chepstow to include primary and secondary schooling, shops, pubs and restaurants. There are good bus, road and rail links nearby with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

#### RECEPTION HALL

With solid oak and glazed front door, mandarin stone tiled flooring and with storage cupboard and spotlighting.

#### LIVING AREA

**16'2" x 11'11"**

A pleasant reception area open to the kitchen dining space and benefiting from mandarin stone tiled flooring, modern cast-iron wood burner, spotlighting and with powder coated double glazed window to front elevation, flooding in natural light.

#### KITCHEN/DINING AREA

**25'10" x 13'6"**

Open to the living area and offering a superb space to enjoy with vaulted ceiling creating a further sense of space and light as well as aluminium powder coated bifold doors leading to the front garden, two high-level powder coated windows and fully glazed feature wall. Also fitted with mandarin stone tiled flooring continued, spotlighting and two Velux rooflights. The kitchen area itself is appointed with a matching range of base

and eye level high-quality storage units with granite worktops and splashbacks. Fitted appliances include inset induction hob with built-in extractor, Neff dual ovens, combi microwave grill and coffee machine as well as integrated Neff dishwasher. Also benefiting from inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap. Stairs to mezzanine level via floating oak treads.

#### MEZZANINE FLOOR

**13'10" x 12'0" minimum**

Accessed via dining area with floating oak staircase and with glass and steel balustrade, spotlighting and Velux rooflights.

#### UTILITY ROOM

A useful space with a range of base and eye level storage units with wood effect worktops and a space for washing machine. Also fitted with mandarin stone tiled flooring, spotlighting, pressurised heating system and access to ground floor WC.

#### GROUND FLOOR WC

Comprising a modern white suite to include lowlevel WC and wash hand basin with chrome mixer tap inset into vanity unit. Part tiled walls and mandarin stone flooring. Spotlighting. Loft access point.

#### BEDROOM 2

**10'0" x 9'8"**

Excluding wardrobe recess. A double bedroom with mandarin stone flooring and aluminium powder coated sliding door leading to the front garden as well as recess ideal for fitted or freestanding wardrobes. Spotlighting.

#### FAMILY BATHROOM

**9'8" x 8'6"**

A particular feature of this property is the family bathroom finished to a very high standard and offering a four piece modern white suite to include low level WC, wash hand basin inset into floating vanity unit with chrome mixer tap, walk-in shower enclosure with chrome mains fed shower over and separate shower attachment and bespoke freestanding bath with chrome tap and shower attachment. Part travertine tiled walls and travertine tiled flooring. Spotlighting. Aluminium powder coated sliding door leading to the front garden.

#### BEDROOM 1

**18'2" x 13'0"**

A superb principal suite with walkway from hallway leading to walk-in wardrobe and access into the bedroom which offers a sizable double bedroom with vaulted ceiling and two aluminium powder coated sliding doors leading to front garden as well as window to rear. Spotlighting. Access to en-suite shower room.

#### EN-SUITE SHOWER ROOM

Comprising a modern shower room finished to a high standard including walk-in shower enclosure with chrome mixer shower over and separate shower attachment, low level WC and wash hand basin with chrome mixer tap inset into vanity unit. Part travertine tiled walls and travertine tiled flooring. Vaulted ceiling and spotlighting. Aluminium powder coated window to rear elevation.

#### OUTSIDE

#### GROUNDS

The property is set within a generous plot over an acre benefiting from a lawned enclosed front garden, bounded by stone walling and with pedestrian access gate. To the side of the property is a wooden five bar gate leading to the large gravel parking area. There is a detached double carport and garage building with superb loft storage. The formal garden area benefits from paved seating area and level lawned gardens which in turn lead to a separate paddock and stables.

#### SERVICES

Mains water and electric, air source heat pump and private drainage.

