



DIRECTIONS

From our Chepstow office, proceed along Welsh Street, towards racecourse. At the racecourse roundabout take the road towards Itton, as you enter the village, bear left and then at the staggered junction go straight over. Continue along this lane for approximately 200 yards where you will find Wheelrights Barn on your right-hand side.

TENURE - FREEHOLD

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.



WHEELRIGHTS BARN TY DU FARM, ITTON, MONMOUTHSHIRE, NP16 6DH



£250,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

- * EXCEPTIONALLY RARE OPPORTUNITY
- * SPACIOUS DETACHED BARN
- * FULL PLANNING CONSENT
- * POTENTIAL FOR THREE BEDROOMS
- * LARGE LIVING/DINING ROOM
- * SPACIOUS KITCHEN
- * PLEASANT GARDENS
- * POTENTIAL OF BUYING MORE LAND BY A SEPARATE NEGOTIATION

Wheelwrights Barn comprises a charming stone-built barn, now benefitting from planning consent (Monmouthshire Council Ref: DM/2022/01757), to convert to an attractive dwelling, offering spacious living/dining room, good sized kitchen, utility and ground floor cloakroom and then potentially three bedrooms and bathroom to the first floor. The property enjoys its own private driveway, leading to a pleasant garden area, with a potential to negotiate for an additional one acre of paddock adjacent to a barn, if required.

Itton is a very sought after area of Monmouthshire, a charming hamlet located approximately 2 ½ miles from the historic town of Chepstow with good road access to the M48 motorway to Bristol and beyond. The area also nestles on the edge of the famous Wye Valley, an area of designated outstanding natural beauty.

