



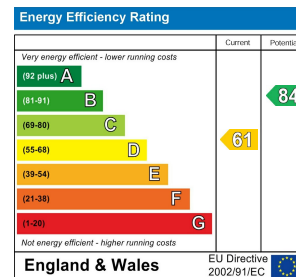
DIRECTIONS

SERVICES

Mains water and electricity, oil fired central heating. Septic tank.
Council Tax Band H

TENURE - FREEHOLD

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



THE OLD BARN, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6AP

4 2 3

£1,100,000

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

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.

Moon & Co. are delighted to offer to the market The Old Barn, Shirenewton. Situated in this secluded rural setting, the property boasts serenity and privacy whilst retaining features of modern living and within reasonable commuting distance to local towns and cities. Internally the property comprises entrance hall with solid oak stairs to first floor and access to drawing room, ground floor WC, as well as access to living room, which in turn leads to the formal dining room and with steps leading to a bright and airy kitchen/breakfast room with vaulted ceiling. From the kitchen/breakfast room is a separate entrance hall with access to the driveway and with covered porch area providing access to the annex. To the first floor are four bedrooms with the principal bedroom benefiting from vaulted ceilings and en-suite bathroom, as well as separate family bathroom. The annexe itself comprises an entrance hall with utility area, bedroom with en-suite and living space, which could be utilised for multi-generational living or ideal as a home work space. Outside the property is approached via wrought iron gates with brick paviour driveway with parking for numerous vehicles and with car port cover and outbuilding/storage shed. The formal gardens benefit from paved seating areas, immaculate lawned gardens with well stocked beds and borders, boasting an abundance of shrubs trees and specimen planting, as well as additional grounds/paddock.

Being situated in Shirenewton a range of local facilities are close at hand in nearby Chepstow and Monmouth, to include primary and secondary schools, doctor and dental surgeries, as well as a variety of shops, pubs and restaurants. There are good bus, road and rail links in the nearby towns, with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

LIVING AREA

5.76m x 4.51m (18'10" x 14'9")

With lean to vaulted ceiling. French doors leading to the gardens and windows on two elevations, flooding in natural light. Autumn slate flooring. Spotlighting.

OUTSIDE

The property is approached via wrought iron gates providing access to a spacious brick paviour driveway with car port cover and useful outbuilding.

FORMAL GARDENS

The formal gardens themselves benefit from several raised paved seating areas with immaculate lawned gardens and well stocked beds and borders with an abundance of specimen planting and a beautiful natural pond, all occupying a private and sunny position within this beautiful rural location.

WILDLIFE GARDENS

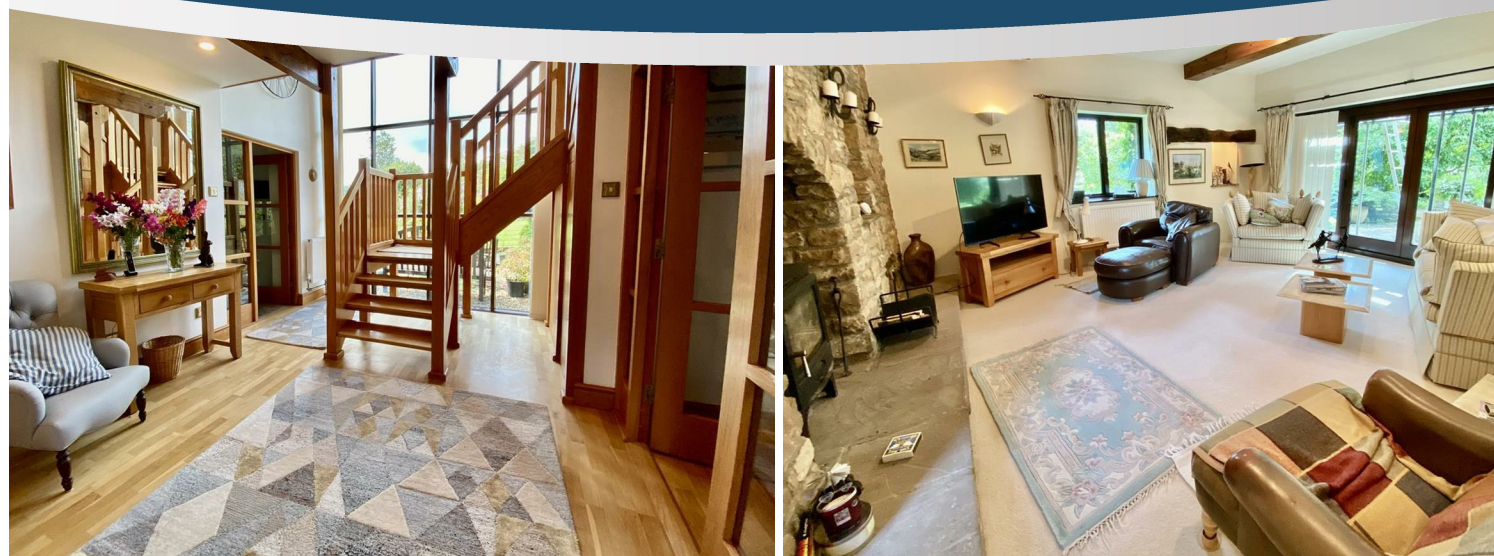
A paddock area designated for wildlife with an abundance of mature trees and shrubbery and bounded by timer stock fencing. With second pond creating a fantastic space for local wildlife. Gated access to :-

PADDOCK

A gently sloping paddock with a number of specimen trees including three red oaks. Also benefiting from a two bay stable and bounded by stock fencing.

SERVICES

Mains water and electricity, oil fired central heating. Septic tank.



BEDROOM 4

2.65m x 2.21m (8'8" x 7'3")

A single bedroom with Velux roof light. Loft access point.

FAMILY BATHROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and shower over. Chrome heated towel rail. Travertine marble tiled walls. Vinyl flooring. Frosted Velux roof light to side elevation.

ANNEX

Accessed via timber front door into :-

HALLWAY/UTILITY AREA

2.83m x 2.61m (9'3" x 8'6")

With the kitchen area benefiting from a range of base and eye level storage units with granite effect work tops and one bowl and drainer stainless steel sink unit with chrome mixer tap. Integrated fridge. Window to front elevation. Storage cupboards

BEDROOM

5.41m x 4.16m maximum overall (17'8" x 13'7" maximum overall)

A generous double bedroom with loft access point. Velux roof light and window to front elevation. Storage cupboard. Access to :-

EN-SUITE SHOWER ROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with chrome taps and shower cubicle with electric shower over. Fully tiled walls and flooring. Frosted window to front elevation.



GROUND FLOOR

RECEPTION HALL

Accessed via a timber door with double glazed window to side elevation. Wood block flooring. Solid oak staircase leading to the first floor. Storage cupboards. Full height glass window flooding in natural light.

GROUND FLOOR WC

Comprising a two-piece white suite to include low level WC with concealed cistern and semi-pedestal wash hand basin with chrome mixer tap. Part tiled walls and tiled flooring. Frosted window to side elevation.

DRAWING ROOM

5.14m x 4.95m (16'10" x 16'2")

A spacious reception room with dual aspect light including full width fold back doors leading to the rear garden. Feature stonework chimney breast with an inset cast iron wood burner. Exposed beams.

SITTING ROOM

6.13m x 5.05m maximum (20'1" x 16'6" maximum)

A cosy sitting room with dual aspect light and French doors leading to the gardens. Feature stonework chimney breast with wooden lintel and inset cast iron wood burner. Wood block flooring. Exposed beams and spotlighting.



FORMAL DINING ROOM

5.47m x 5.14m maximum (17'11" x 16'10" maximum)

A superb entertaining space with vaulted ceiling and exposed timber roof frame. French doors leading to the garden and window to the front elevation. Wood block flooring.

KITCHEN/BREAKFAST ROOM

6.36m x 5.61m (20'10" x 18'4")

Appointed with a matching range of base and eye level storage units, as well as central island with granite effect worktops. One and half bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include integrated dishwasher, electric Aga, high level electric fan assisted oven and microwave. Space for fridge/freezer. Tiled splashbacks and tiled flooring, which continues into the breakfast area. Pantry cupboard. Vaulted ceiling with exposed timber framework. Window to front elevation and two sets of French doors and windows to the rear elevation overlooking the beautifully landscaped gardens.

FRONT PORCH

With timber door and high-level windows. Loft access point. Tiled flooring. Store cupboard.

FIRST FLOOR STAIRS AND LANDING

With lean to vaulted ceiling, exposed beams and spotlighting. Airing cupboard.

PRINCIPAL BEDROOM

4.65m x 4.35m excluding wardrobe recess (15'3" x 14'3" excluding wardrobe recess)

A beautiful principal bedroom suite with vaulted ceiling and exposed wooden beams. Full height windows and Juliette balcony to the rear elevation, flooding in natural light and providing a stunning view over the gardens and surrounding countryside. Range of fitted wardrobes. Access to :-

EN-SUITE BATHROOM

Comprising a four-piece white suite to include low level WC with concealed cistern, semi pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower attachment and corner shower cubicle with chrome mains fed shower over. Heated towel rail. Fully tiled walls and vinyl flooring. Velux roof light to side elevation.

BEDROOM 2

4.48m x 2.46m (14'8" x 8'0")

A double bedroom with double fitted wardrobe and two Velux roof lights to side elevation with views over the surround fields.

BEDROOM 3

4.07m x 2.51m (13'4" x 8'2")

A double bedroom with two Velux roof lights and a range of fitted wardrobes.

