



DIRECTIONS

From our Chepstow office proceed over the Old Wye Bridge, up the Coleford Hill, at the mini roundabout turn left onto Coleford Road. Proceed along this road and just before you reach Tutshill Primary School on your left you will see a private driveway with entry gate on your right to Powder House Barn.

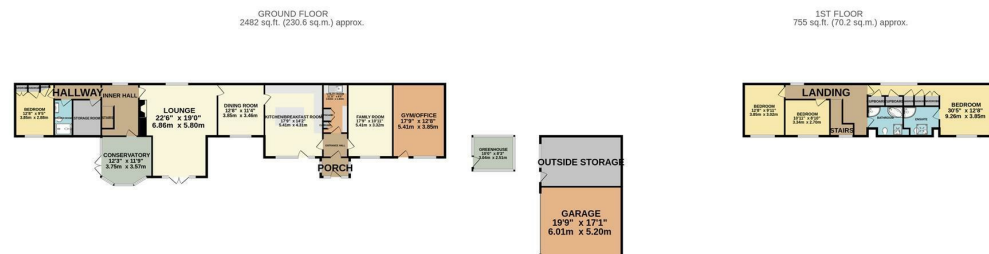
SERVICES

All mains services are connected, to include mains gas central heating.

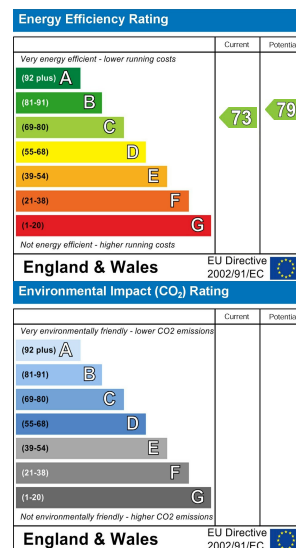
Council tax band F.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 3238 sq.ft. (300.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



POWDER HOUSE BARN COLEFORD ROAD, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16

ZDT

5 **3** **4** **C**

£1,100,000

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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. 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.

Powder House Barn comprises a tastefully renovated and converted former barn, located within the grounds of Powder House Farm and enjoying a most convenient location in the popular village of Tutshill which offers excellent local amenities to include highly regarded primary school and private Dean Close St. John's School, well-renowned local butchers, Café on the Hill and convenience shop as well as Rising Sun pub in nearby Woodcroft Village. It's also well positioned for commuting with the M48 being within easy reach.

Tutshill itself is nestled on the periphery of the Wye Valley with many attractive countryside walks, to include Offa's Dyke path, being close by.

The property offers extremely flexible accommodation on the ground floor with garden room, stairs, hallway, attractive drawing room, separate dining room located next to well-appointed kitchen, as well as rear hallway giving access to the utility room and large study. Also found on the ground floor, two bedrooms with shower room. To the first floor an impressive main bedroom benefitting from its own ensuite shower room, with further two further bedrooms on this floor complimented by a family bathroom.

A truly outstanding feature of the Powder House Barn is its extensive landscaped garden of approximately 1 ¼ acres approached by a private driveway, terminating at an ample parking area in front of the detached double garage with adjoining workshop.

FAMILY BATHROOM

Appointed with a contemporary suite to include panelled bath, step-in shower cubicle, wash hand basin and WC. Tiled finish to walls. Underfloor heating. Window to front elevation.

OUTSIDE

GARAGE

Impressive brick built oversized double garage with up and over door, electric charger, power and light with adjoining brick-built workshop. There is also good quality brick based green house with hardwood frame. In addition, there is a gym (18'5" x 12'2") which is attached to the main house and could be incorporated into the accommodation if required, currently having its own access with window to front elevation.

GARDENS AND GROUNDS

As aforementioned, a truly attractive feature of Powder House Barn are its extensive landscaped gardens located on the southerly side of the house, gently sloping, with extensive views of the Severn Estuary and beyond. Over the years of ownership, the gardens have been carefully cultivated and planted by the vendors with an extensive and attractive variety of mature trees and shrubs, along with large lawned areas. Immediately surrounding the house are pleasant paved terraced areas with ample seating for entertaining.

SERVICES

All mains services are connected, to include mains gas central heating.



FIRST FLOOR STAIRS AND LANDING

An attractive oak staircase leads to spacious full-height landing with window to front elevation.

PRINCIPAL BEDROOM

5.97m x 3.73m maximum (19'7" x 12'3" maximum)

Approached via well-appointed dressing area with extensive range of bespoke wardrobes and storage cupboards with window to rear. Opening to a pleasant bedroom with windows to side and front elevations with extensive views. Leading off is: -

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising vanity twin wash basins with marble work surface, low level WC and step-in shower cubicle. Tiled walls. Underfloor heating.

BEDROOM 2

3.81m x 3.10m (12'6" x 10'2")

With window to front elevation.

BEDROOM 3

3.48m x 2.90m (11'5" x 9'6")

With window to front elevation.

GROUND FLOOR

ENTRANCE PORCH

With tiled flooring. Door and window to front elevation.

ENTRANCE HALL

With wood flooring. Door to front elevation.

STUDY

5.49m x 3.66m (18'0" x 12'0")

With window to front elevation. Wood flooring.

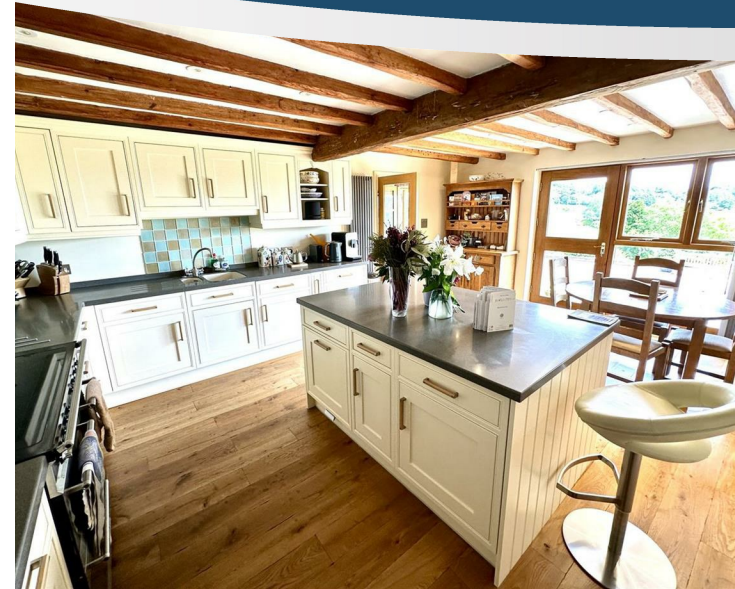
UTILITY ROOM

Appointed with a range of storage units with ample work surfacing over. Space for washing machine and tumble dryer. Inset sink unit. Mains gas fired boiler providing domestic hot water and central heating.

KITCHEN

5.61m x 3.96m (18'5" x 13')

A delightful light and airy kitchen with picture window to front elevation with extensive views. Good quality range of base and eye level storage units with large island with Corian work surfacing. Inset one and a half bowl sink unit with tiled splashbacks. Range cooker with extractor hood over, dishwasher and two fridges to remain.



DINING ROOM

3.76m x 3.45m (12'4" x 11'4")

A pleasant formal dining room with window to front elevation. Wood flooring.

DRAWING ROOM

7.16m x 5.23m maximum (23'6" x 17'2" maximum)

A most attractive principal reception room with exposed brick fireplace, wood flooring and exposed ceiling beams. Picture window to front elevation along with window to rear.

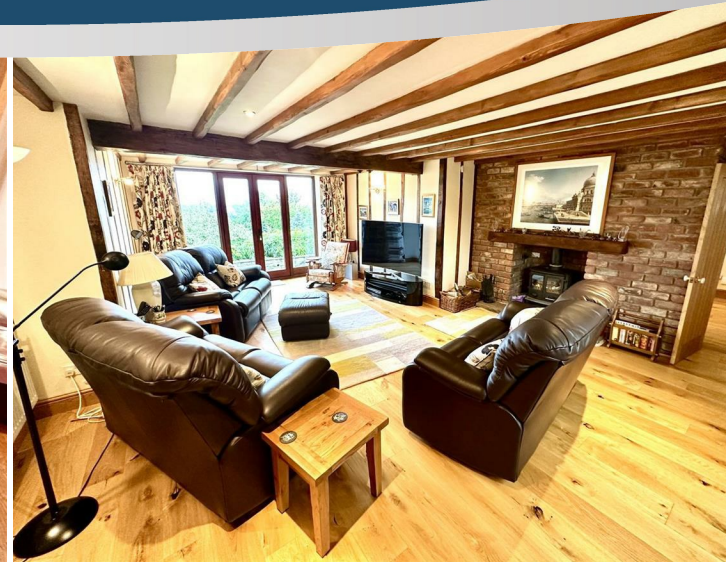
STAIR HALLWAY

With wood flooring with main stairs off.

GARDEN ROOM

4.01m x 3.78m (13'2" x 12'5")

A pleasant light and airy garden room with views across the gardens towards the Severn Estuary.



INNER HALLWAY

BEDROOM 4

3.66m x 2.87m (12' x 9'5")

With window to front elevation. Range of fitted bedroom furniture.

BEDROOM 5/SECONDARY STUDY

2.84m x 2.06m (9'4" x 6'9")

Window to front elevation.

SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower cubicle, low level WC and wash hand basin. Tiled walls. Underfloor heating.

